

PHA Plans
5-Year Plan for Fiscal Years 2005 – 2009
Annual Plan for Fiscal Year 2005

The Housing Authority of the City of San Antonio

Submitted April 2005

Version 2

Submitted June 16, 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of San Antonio

PHA Number: TX006

PHA Fiscal Year Beginning: 07/1/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☒ PHA local offices
- ☒ SAHA Desktop

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including electronic attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA (includes all attachments)
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library (PHA Plan and Capital Fund Program) (Downtown Location)
- ☒ PHA website (PHA Plan and Capital Fund Program)
- ☒ Other (list below)

?? Bexar County Court House

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 – 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development (HUD): To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (State mission here)

The San Antonio Housing Authority (SAHA) is committed to building and maintaining affordable housing for the residents in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all residents with the highest level of professionalism, compassion and respect.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAs scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

☒ Apply for additional rental vouchers:
SAHA will continue to respond to all eligible voucher announcements (solicited and unsolicited). Applications will include the impact statements and internal plans for outreach and administration.

☒ Reduce Public Housing vacancies:
?? SAHA is currently implementing successful real estate operating "best practices" in an attempt to minimize the number and duration of vacancies that exist in Public Housing.

☒ Leverage private or other public funds to create additional housing opportunities:

SAHA will seek to increase the availability of affordable housing through the blending of public and private funding opportunities.

SAHA will develop a financial proposal that will be sent to HUD regarding the leveraging of our Capital Fund to expedite the modernization of Public Housing units.

SAHA will explore additional housing opportunities for the elderly and persons with disabilities. Such opportunities may include, but will not be limited to, partnership development for the use of HUD Section 202 and Section 811 funding for supportive housing for persons with disabilities.

☒ Acquire or build units or developments:

SAHA will work with local planning initiatives to increase affordable housing in the City of San Antonio (CSA), for example, through the City of San Antonio's, Urban Affairs Committee (UAC) and local non-profit organizations, etc.

SAHA will conduct market and demographic analysis to assist SAHA in drafting a plan for acquisition(s), redevelopment and new developments that will best serve the needs of the city. SAHA is approaching the Phase II construction portion of the Victoria Commons project (2005).

☒ Other (list below)

?? SAHA is evaluating the utilization of all of its current programs in conjunction with our non-profit portfolio to determine the best use of our existing resources in order to maximize the amount of affordable housing opportunities we can create in the City of San Antonio. We will explore ways to expand the supply of assisted housing by seeking both public and private funds that will allow SAHA to acquire and/or build additional units, thus enabling the agency to establish means to better serve all persons in need of housing assistance.

?? SAHA is using mixed financing for the HOPE VI Revitalization Project and will use mixed financing for future housing development opportunities, such as San Juan Homes. This will include, but not be limited to, tax credits, tax-exempt bond financing and conventional financing.

?? To the greatest extent feasible, SAHA's plans are to use the Replacement Housing Factor Funds to build and/or acquire replacement public housing units.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Maintain/Improve Public Housing Management: (PHAS score)

SAHA will be implementing successful property management systems and processes to increase our PHAS score and improve performance and productivity in all levels of housing management.

☒ Improve voucher management : (SEMAP score)

☒ Increase customer satisfaction:

?? Continue to provide customer service training for employees

?? Continue to upgrade and maintain the current Internet web site, which allows our clients access to a wide variety of information through our web page. Additionally we have opened our Procurement and Contract Administration files to the public through our web page. This link allows our vendors and the public full access our bid opportunities, bid tabulations and bid awards. Equally important is our information relating to Section 3 opportunities for our clients. A full explanation of our Section 3 program to include on-line applications downloads for both Section 3 resident applications and Section 3 Business Concerns. SAHA has increased emphasis on customer service.

☒ Concentrate on efforts to improve specific management functions:

Such efforts include, but are not limited to-

?? Work orders

?? Resident communications

?? On line vendor direct order processing system, referred to as our "Stockless System". The stockless system also improves efficiencies and productivity in maintenance and fiscal operations.

?? Re-certification process

?? Newsletters

?? HR policy changes

?? Operations systems

?? Technology upgrades

?? Turn around time

?? Rent collections

☒ Renovate or modernize Public Housing units:

?? Enhance Curb Appeal: Several PH Developments have been targeted for site improvements and exterior renovations.

?? Develop a plan to sell the older public housing Scattered Sites and to renovate the remaining stock.

?? Modernization: Several Public Housing Developments have been scheduled for modernization

within the Capital Fund Plan. The modernization includes interior, exterior, mechanical systems, automatic fire sprinkler systems, and site work.

?? Under the Voluntary Compliance Agreement, (VCA), the Housing Authority was obligated to create an additional 145 accessible apartments to supplement the existing stock of 172. To date, 136 apartments have been completed, with the remaining nine (9) units to be completed in calendar year 2005.

?? Section 504 modifications to common areas and accessible routes started in Summer 2004 and are expected to be completed by November 2006.

?? Modifications to older existing accessible units are being evaluated for potential modifications to comply with current Section 504 Accessibility Standards. These additional improvements are expected to be under contract by June 2005.

?? SAHA contracted to have a physical needs assessment on all of its public housing stock. This assessment will enable SAHA to update its Capital Fund Program Five-Year Action Plan, and better plan for future improvements.

☒ Demolish or dispose of obsolete Public Housing:

?? SAHA has conducted Feasibility and Viability Studies on several of its Public Housing properties. SAHA will review all data, and once completed, determine the feasibility of demolition and/or disposition based on the results.

?? Disposition:

- Spring View: Option to dispose of a portion(s) of the property which are parcels of undeveloped land at the target site and the off-site locations purchased with HOPE VI Funds including undeveloped lots and houses currently part of Spring View's Section 5(h)/ Section 32 Homeownership Plan.
- Mirasol: Option to dispose of a portion(s) of the property which are parcels of undeveloped land at the target site, such as Parcel "B", and the off-site locations purchased with HOPE VI Funds including undeveloped lots and houses currently part of Mirasol's Section 5(h)/ Section 32 Homeownership Plan.
- Rex: Rex (TX Number 625) This vacant property is subject to a Development Agreement, which may require a disposition plan in future years.

- Alazan: (TX Number 601) SAHA will dispose of approximately 10 acres of vacant land within TX601. SAHA has entered into a Memorandum Of Agreement (MOA) with a collaborative of non-profit builders for the construction of affordable single-family homes. A Disposition Application was submitted to HUD in the summer of 2004.
- San Juan Homes: (TX Numbers 608/613) SAHA is exploring the possibility of disposing of additional land at San Juan and possibly demolishing all or portions. This demolition and/or disposition will allow SAHA to redevelop the target site with a mixed-income project and possibly do so with mixed-financing.
- Victoria Courts: (TX Number 603) SAHA will dispose of parcels of land, scheduled for redevelopment in accordance with the HOPE VI Revitalization Phased Master Plan.
- Sutton Homes: (TX Numbers 609/614) SAHA is exploring the possibility of selling all, or portions of the land at Sutton Homes and possibly demolishing all, or portions. This demolition and/or disposition will allow SAHA to redevelop the target site with a mixed-income project and possibly do so with mixed-financing. SAHA is also exploring the possibility of selling the entire site, and using the proceeds from the sale to build replacement units off-site. The Texas Department of Transportation (TXDOT) has expressed interest in a portion of this property.
- Wheatley Courts: (TX Numbers 604/616) SAHA is exploring the possibility of selling all, or portions of the land at Wheatley Courts and possibly demolishing all, or portions. This demolition and/or disposition will allow SAHA to redevelop the target site with a mixed-income project and possibly do so with mixed-financing.
- Cassiano Homes: (TX Numbers 606/620B) SAHA is exploring the possibility of selling all, or portions of the land at Cassiano Homes and possibly demolishing all, or portions. This demolition and/or disposition will allow SAHA to redevelop the target site with a mixed-income project and possibly do so with mixed-financing.
- Lincoln Heights Courts: (TX Number 605) SAHA is exploring the possibility of selling all, or portions of the land at Lincoln Heights Courts and possibly demolishing all, or portions. This demolition and/or disposition will allow SAHA to redevelop the target site with a mixed-income project and possibly do so with mixed-financing.

~~/s/~~ Demolition and/or Disposition (Any future HOPE VI sites):

- Cassiano Homes (TX#'s 606-620B)
- Lincoln Heights Courts (TX # 605)
- Sutton Homes (TX#'s 609-614)
- San Juan Homes (TX#'s 608-613)
- Wheatley Courts (TX#'s 604-616)
- Alazan Apache (TX#'s 601-601A)

☒ Provide replacement Public Housing:

Acquisition and/or new construction of 8 units as replacement for units lost through demolition: Eligible Units – 1 @ San Juan TX608; 4 @ Cheryl West TX634; 2 @ Dispersed Housing TX637 and 1 @ Scattered Site TX663.

Acquisition of a Senior Housing Facility (Christ The King).

San Juan Homes (TX#'s 608-613)

Sutton Homes (TX#'s 609-614)

Lincoln Heights (TX# 605)

Cassiano Homes (TX#'s 606-620B)

Alazan Apache (TX#'s 601-601A)

Wheatley Courts (TX#'s 604-616)

Mirasol Homes – Blue Ridge Subdivision, 1 Single Family Home (Burn Unit)

As submitted in both Replacement Housing Plans (1st and 2nd Increment of Funding),

SAHA will leverage Replacement Housing Funds and/or Capital Funds for the acquisition and/or new construction of replacement public housing units. To the greatest extent possible, these new properties will be mixed-income and mixed-finance projects.

☒ Provide replacement vouchers: If necessary and available, SAHA will apply for replacement vouchers.

☒ Other: (List below)

?? Sites to be explored as future HOPE VI sites; Sutton Homes; Cassiano Homes; Wheatley Homes; San Juan Homes, Alazan Apache, and Lincoln Heights. Any future Hope VI sites may be considered for disposition and/or demolition.

?? SAHA will be submitting a Capital Fund Financing Program (CFFP) proposal as allowed under HUD regulations.

☒ PHA Goal: Increase assisted housing choices

Objectives:

☐ Provide voucher mobility counseling:

☒ Conduct outreach efforts to potential voucher landlords:

1. SAHA actively participates in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media and to educate the community on the various partnerships and programs administered by our agency.
2. SAHA is currently, working with HUD, the local Board of Realtors, the City, community groups, Congressional offices to develop and implement educational resources for landlords and tenants.
3. Working with Community Groups to develop educational training programs for tenants. Conduct monthly owners-orientation in an effort to recruit and educate prospective landlords.
4. Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.

☒ Increase voucher payment standards:

Payment standards will be set between 90% and 110% of the current Fair Market Rent.

Payment standards will be reviewed annually to determine if adjustments are required.

☒ Implemented voucher Homeownership Program in December 2003:

Continue to transition HCV participants into the Housing Choice Voucher Homeownership Program, which was implemented in December 2003.

☒ Implement Public Housing or other Homeownership Programs:

SAHA is currently managing a Section 5(h) Homeownership Program as a part of its Mirasol and Spring View HOPE VI grants. Pending HUD approval, SAHA will implement a new Section 32 Homeownership Plan (approved November 10, 2004).

☐ Implement public housing site-based waiting lists:

☐ Convert Public Housing to vouchers:

☐ Other: (List below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income Public Housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement Public Housing security improvements:

SAHA will conduct windshield inspections by security patrols to identify what changes could be made in the physical environment that would deter the commission of crime. Changes to the physical environment include, but are not limited to, security lighting and fencing. SAHA has ongoing reviews of all sites, which include consideration of closing streets, additional fencing and access gates to improve property security.

- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- ☒ Other: (List below)

- ?? Provide specialty services for children, youth, senior citizens, persons with disabilities, recreational, and diverse cultural opportunities for residents:

1. Scholarship Programs
2. Elderly Service Coordination to Address Frailty
3. Elderly Transportation for Medical Appointments
4. Resident Leadership through Resident Councils
5. Housing Services provided by on-site Partners (child-care, drug counseling and services for the hearing impaired)

- ?? Promote education and training to create better employment opportunities through the use of internal and external sources. For example, the establishment of employment and education opportunities as an extension of the Alamo Community College District's, St. Philip's Southwest Campus, training facilities in the Alazan-Apache Courts, Spring View and Victoria Courts ("Colleges in the Communities" Program), etc. Other satellite technology learning lab locations include, Cassiano, Villa Verimendi, Mirasol, Wheatley Courts and Sutton Homes.

- ?? Promote safe neighborhoods through implementation of community initiatives (i.e. Cellular on Patrol, Neighborhood Watch, etc.)

- ?? SAHA will explore the benefit of adopting modifications to its standard public housing admissions and occupancy policies and procedures for its mixed finance projects in general or for specific mixed finance projects individually. Any recommended modifications or amendments to the public housing admissions and occupancy procedures utilized exclusively

for its mixed finance projects must adhere to all applicable laws and regulations, be approved by HUD and not violate the VCA.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

☒ Increase the number and percentage of employed persons in assisted families: SAHA will continue its efforts to comply with the Section 3 Regulations at 24 CFR Part 135 in connection with development/modernization contracts and employment with SAHA thereby increasing opportunities for employment of economically disadvantaged families. Goal attainment will be monitored through periodic reports from contractors.

☒ Provide and/or attract supportive services to improve recipients' employability: SAHA currently provides supportive services through partner agencies (locally based) involving childcare, Head Start, job training, and job placement through on-site service offices located within Public Housing developments. These services are further leveraged through the Hope VI CSS Program.

☒ Provide and/or attract supportive services to increase independence for the elderly or families with disabilities: SAHA is providing supportive services through partnering with agencies, but not limited to such as the Council of Independent Living Services, San Antonio Independent Living Services, and the Hearing-Impaired Association and any other appropriate supportive service agency meeting the needs of residents. These agencies provide assistance to overcome sight, hearing, and mobility impairments.

☒ Other: (List below)
Actively work with external organizations to pursue and achieve common goals.

?? Develop a process to outreach to and establish resident businesses.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, family status, and disability: (To the extent permitted by the VCA)

- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, family status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ?? SAHA has developed an Accessibility Modernization Plan for the creation of additional accessible units to comply with Section 504 of the 1973 Rehabilitation Act.
- ?? Continue efforts to inform other agencies of available housing for “special needs” clients.
- ☒ Other: (List below)
- Through Property Management, SAHA will continue to distribute HUD’s Resident Rights and Responsibilities brochure and will periodically include Fair Housing articles in our Resident Newsletters.
- Section 8 will continue Housing Quality Standards Inspections to ensure participants are leasing suitable housing.

Other PHA Goals and Objectives: (List below)

- ?? Become entrepreneurial and less dependent on Federal funds.
1. Leverage housing resources and funds through public/private partnerships/development.
 2. SAHA’s plans are to enter into an Energy Performance Contract to improve energy efficiency and cost savings.
 3. Create new revenue/income streams from marketing of services and products.
 4. Maximize public funds through effective and efficient management and operating systems.
 5. Identify and apply for public and private resources to expand services and finance capital improvements.
 6. Develop new financial models for the acquisition and/or development of additional affordable and public housing inventory. SAHA will utilize mixed-finance and other public and private capital structures to accomplish this objective.

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Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary:

The Housing Authority of the City of San Antonio's (SAHA) mission is further supported in this Public Housing Agency Annual and Five-Year Plan through our continued commitment to build and maintaining affordable housing for the residents of our community. SAHA currently provides housing for approximately 6,400 Public Housing families and approximately 12,000 Housing Choice Voucher families. Despite the assistance provided by SAHA, San Antonio remains a city with a high demand for additional housing opportunities and would greatly benefit from any opportunity to expand services.

As reflected in the current Consolidated Plan and the Comprehensive Housing Affordability Strategy data set, there are a total of 96,731 families who are below the 80% Average Median Income (AMI) threshold requirement for assistance; or only approximately 18% of those in need receive assistance.

Recognizing high demand with limited resources SAHA continues to pursue all HUD available funding opportunities including the Capital Fund Financing program, in an effort to expand resources and services. In addition, SAHA continues to research "best practices" to ensure efficiency in operations, including private sector practices.

In the upcoming year, SAHA will continue to improve the Public Housing and Voucher management programs through training, technology and on-going evaluation measures. SAHA will implement plans to maximize the number of affordable units available to the agency by employing effective maintenance and management practices in both the Public Housing and Housing Choice Voucher programs.

Planned activities to affirmatively further fair housing and to provide an improved living environment include counseling and providing maps to Section 8 program participants as to the location of units outside areas of poverty or minority concentration. Marketing the Section 8 program through education to owners outside areas of poverty and minority concentrations will be achieved by, conducting outreach efforts to potential voucher landlords; actively participating in the San Antonio Board of Realtors monthly meetings; conducting monthly owners-orientations; and personally contacting prospective landlords.

To further address housing needs of the community, SAHA's plans are to expand the supply of Public Housing and Assisted Housing by applying for additional rental vouchers, leveraging affordable housing resources in the community through the creation of mixed-finance housing, and to aggressively pursue housing resources other than Public Housing or Section 8 assistance.

SAHA will actively engage in activities that will contribute to the long-term asset management of the entire housing stock. Such efforts will include, but not be limited to analyzing and investigating the possibility of private management, development-based accounting principles, implementing a comprehensive stock assessment and encouraging input from resident groups.

A fundamental goal of the agency is to provide training, job readiness and employment opportunities for families of modest means to become self-sufficient and ultimately reduce if not eliminate their reliance on public assistance. Our strategy for residents to move towards self-sufficiency focuses on increasing the number of employed persons by effectively partnerships with agencies to provide training, education, placement and follow-up, childcare and transportation and support through the faith-based community for ministry, emergency food and clothing, positive role-models, mentorship, parenting, etc. A key strategy to achieving this goal is to expand employment readiness and training efforts for public housing residents through the *College's in the Community* partnership with the Alamo Community College District (ACCD), primarily funded with HUD, Department of Labor and SAHA. SAHA will implement high school drop out prevention measures and college bound activities for public housing residents through the *SAHA Scholars* program, another output resulting from the ACCD partnership.

SAHA has a Family Self-Sufficiency Program for both Public Housing and Section 8 which provides case management and referrals to agencies providing services such as job skill development, education, transportation, child care and financial management which promotes self-sufficiency.

Homeownership is a dream for some, and for those who aspire to be a homeowner, SAHA has two opportunities: the Public Housing Homeownership Program (5h), Section 32 and the Section 8 Housing Choice Voucher Homeownership Program.

Planned resources from Federal and Non-Federal sources total \$170,408,297 which will go to planned uses such as Capital Improvements, Community and Supportive Services, Safety & Security, Technical Assistance, Operations and the Re-development of the Victoria Courts site. These funds are not enough to satisfy the housing needs of the entire community and as a result, SAHA will become more entrepreneurial and less dependent on Federal funds by, leveraging housing resources and funds through public/private partnerships; establishing an effective

technology base and the possibility of entering into an Energy Performance Contract to improve energy efficiency and cost savings; and creating new revenue/income streams from marketing of service and products.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Note: Page numbers may self-adjust within this document.

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment.

Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions and Continued Occupancy Policy
- ☒ FY 1999 Replacement Housing Factor Program Annual Statement
- ☒ FY 2000 Replacement Housing Factor Program Annual Statement
- ☒ FY 2001 Replacement Housing Factor Program Annual Statement
- ☒ FY 2002 Capital Fund Program Annual Statement

- ☒ FY 2002 Replacement Housing Factor Program Annual Statement
- ☒ FY 2003 Replacement Housing Factor Program Annual Statement
- ☒ FY 2003 Capital Fund Program Annual Statement
- ☒ FY 2004 Replacement Housing Factor Program Annual Statement
- ☒ FY 2004 Replacement Housing Factor Program 2nd Increment Annual Statement

- ☒ FY 2004 Capital Fund Program Annual Statement
- ☒ FY 2005 Capital Fund Program Annual Statement

- ☒ FY 2003 Capital Fund Program Bonus Annual Statement
- ☐ Most recent Board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY 2005 Capital Fund Program 5-Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP)
- ☒ Comments of Resident Advisory Board or Boards (Included in PHA Plan Text)
(must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
Capital Fund Financing Program Action Plan

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans SAHA/HUD executed Voluntary Compliance Agreement
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction.	Annual Plan: Housing Needs
<input type="checkbox"/>	Housing Choice (AI and any other additional backup data to support statement of housing needs in the jurisdiction	
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the Public Housing Program.	Annual Plan: Financial Resources
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (ACOP), which includes the Tenant Selection and Assignment Plan (TSAP).	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and Documentation of the required deconcentration and income mixing analysis.	Annual Plan: Eligibility, Selection, and Admissions Policies Resolution <u>#3046</u> (Not required as per PIH Notice 99-51)
<input checked="" type="checkbox"/>	Public Housing rent determination policies, including the methodology for setting Public Housing Family Choice of Rental Payment (Sec. 523) and flat rates <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Rent Determination Resolution <u>#3074</u>
<input checked="" type="checkbox"/>	Schedule of Family Choice of Rental Payment (Sec. 523) and flat rates offered at each Public Housing development <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination Resolution <u>#3079</u>
<input checked="" type="checkbox"/>	Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public Housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the Public Housing Admissions and Continued Occupancy Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input type="checkbox"/>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of Public Housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of Public Housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of Public Housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<input checked="" type="checkbox"/>	Approved or submitted assessments of reasonable revitalization of Public Housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Initial Voluntary Conversion Assessment (Submitted per revised conversion assessment requirement)
<input checked="" type="checkbox"/>	Approved or submitted Public Housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for Public Housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident-services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input type="checkbox"/>	The most recent Public Housing Drug Elimination Program PHDEP semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<input type="checkbox"/>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<input type="checkbox"/>	Other supporting documents (optional) (list individually; use as many lines as necessary)	(Specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	28,154	5	5	5	5	5	N/A
Income >30% but <=50% of AMI	22,682	5	5	5	5	5	N/A
Income >50% but <80% of AMI	33,053	5	3	3	2	5	N/A
Elderly	12,842	5	5	3	5	5	N/A
Families with Disabilities	309,998	5	5	4	5	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Fiscal Year 2000-2004
* Source: City of San Antonio Department of Housing and Community Development
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (List and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (Data as of 12/01/04 and is merely a snapshot. This data is subject to change on a daily basis.)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,569		1.21%
Extremely low income <=30% AMI	3,335	93.4%	
Very low income (>30% but <=50% AMI)	205	5.7%	
Low income (>50% but <80% AMI)	24	.6%	
Families with children	1,487	41.7%	
Elderly families	142	4.0%	
Families with Disabilities	333	9.3%	
Race/ethnicity	White/Hispanic 2,745	76.9%	
Race/ethnicity	White/Non-Hispanic 241	20.7%	
Race/ethnicity	Black/Non-Hispanic 523	14.7%	
Race/ethnicity	Black/Hispanic 41	1.1%	
Race/ethnicity	Amer. Indian/Non-Hispanic 4	.1%	
Race/ethnicity	Amer. Indian/Hispanic 5	.1%	
Race/ethnicity	Asian/Native /Non-Hispanic 9	.3%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	302	8.5%	
2 BR	93.4	26.2%	
3 BR	627	17.6%	
4 BR	124	3.5%	
5 BR	14	.4%	
0 BR	1,568	43.9%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? Closed – Feb 22, 2003</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units:
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program (Criminal Background Check)
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional Section 8 units (vouchers) should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed-finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in Tenant-Based Section 8 assistance.
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☒ Other: (list below).
?? Increase participation in the Housing Choice Voucher Family Self-Sufficiency program

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing:
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities: The Housing Authority partners with several community-based, non-profit agencies that assist families with disabilities to improve their ability to live independently. Such agencies include, but are not limited to, the Center of Independent Living Services, San Antonio Independent Living, Center for Health Care Services, and Texas Rehabilitation Commission. These agencies refer clients for housing and the agency provides supportive services. Some partnerships have been in existence for over 15 years. SAHA continues to work with Community-Based Organizations (CBOs) to educate the agencies on housing opportunities available to persons with disabilities. SAHA is committed to Fair Housing and Equal Opportunity Employment.
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units:
- ?? SAHA will counsel all program participants as to location of units outside of areas of poverty or minority concentration including maps indicating the areas outside of poverty and minority concentration will be provided to each participant.

- ☒ Market the Section 8 program to owners outside of areas of poverty /minority concentrations:
- ?? Actively participate in the San Antonio Board of Realtors monthly Property Management meetings in an effort to access a diverse San Antonio media and also to educate the community on the various partnerships and programs administered by our agency.
- ?? Conduct monthly owners orientation in an effort to recruit and educate prospective landlords.
- ?? Require Housing Inspectors to personally contact prospective landlords while they are out in the neighborhoods conducting inspections.
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community.
- ☒ Evidence of housing needs, as demonstrated in the Consolidated Plan and other information available to the PHA.
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government.
- ?? The City of San Antonio's review of the local housing strategy identified need, effectiveness, and a means to identify methods to eliminate duplication amongst governmental agencies and believes that many housing strategies can be consolidated through government agencies, including SAHA. That same study found SAHA to be efficient in delivering quality housing in efforts to meet the needs in the housing strategy.
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	15,979,146	
b) Public Housing Capital Fund Projections assume SAHA receives the same funding as prior year (2004 amount).	8,784,423	PH Capital Improvements
c) HOPE VI Revitalization * applying for revitalization grant with a demolition component	20,000,000	
d) HOPE VI Demolition *	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance		
- Housing Assistance Payments	67,727,766	
- On-Going Monthly Fees	5,485,052	Section 8 Supportive Services
- Hard-to-House Fees	164,900	Section 8 Supportive Services
- Family Self-Sufficiency (FSS) and Homeownership*	118,208	Section 8 Supportive Services
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants (ROSS) *		PH Supportive Services
- Programs (All eligible ROSS funding opportunities) seeking 3 grants for \$500,000 each	1,500,000	PH Supportive Services
h) Community Development Block Grant	700,000	PH Capital Improvements
i) HOME	0	
j) Other Federal Grants (HOPE VI Neighborhood Network)	200,000	PH Supportive Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only)		
Public Housing Capital Fund (LOCCS Data as of October 2004)	12,176,654	PH Capital Improvements
Replacement Housing Factor Program	11,944,900	PH Replacement Housing
HOPE VI Revitalization (LOCCS Data as of October 2004) This amount includes Phases 2,3 & 4 of the Victoria Courts grant and assumes receiving unobligated CSS Funds from Mirasol and Spring View that may be recaptured by HUD if proposed plan revisions are not approved as submitted.	17,240,221	PH Revitalization, and Community Supportive Services
Shelter Plus Care	1,595,040	PH and Section 8 Operations
Resident Opportunity and Self-Sufficiency Grants (ROSS)	1,471,600	
3. Public Housing Dwelling Rental Income		
Rent	8,977,992	PH Operations
Sales and Services to Tenants	1,250,393	PH Operations
4. Other income (list below)		
Interest and Investment Income	92,002	PH Supportive Services
5. Non-federal sources (list below)		
Total resources	170,408,297	

*Will apply for grant funding subject to availability.

**Funds have been committed to specific expenses for the grant program.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time)
?? 2 months
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☒ Other (describe)
?? Debts owed to SAHA

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☒ Other (describe)
?? Homeownership

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

?? Mail

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?
 2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
 3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)
- ☐ One
☐ Two
☒ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (List below)
- ☒ Emergencies
☐ Overhoused
☐ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)

- ☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences.)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (Select below)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veteran's families in which the veteran is a household member.
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
?? Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☒ Date and Time (***Date*** of Application-Placement determined by daily lottery)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families in which the veteran is a household member.

- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

- 1. Disabled
 - a. One (1) bedroom units at Family Developments

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income-targeting requirements.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply):

- ☒ The PHA-resident lease
 - ☒ The PHA's Admissions and (Continued) Occupancy policy
 - ☒ PHA briefing seminars or written materials
 - ☒ Other source (list)
- ?? Resident Handbook, Resident Newsletter, and SAHA's Website.

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
- If selected, list targeted developments below:

- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☒ Other (list policies and developments targeted below)
- ?? SAHA is currently operating under a Voluntary Compliance Agreement.

d. ☐ Yes ☒ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (Select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts (*Not applicable due to the VCA*)

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts (*Not applicable due to the VCA*)

☐ List (any applicable) developments below:

Clarifications of PIH Notice 2001-4 Regarding Deconcentration and the Capital Fund

Program - PHA Plans

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments as follows:

Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2 (1) (1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 24 CFR 903.2 (2)(1)(v)]
Spring View	118		See Below
Alazan	741		See Below
Lincoln	338		See Below
Mirasol Homes	107		See Below
Wheatley	248		See Below
Cassiano	499		See Below
Sutton Homes	242		See Below
Mission Park	100		See Below

Under the Voluntary Compliance Agreement, residents that are below the average income will be offered incentive transfers to relocate to locations where residents with higher incomes predominate. Residents with higher incomes will be offered incentive transfers to relocate to locations where lower incomes predominate. Residents with higher incomes will be eligible to receive special rent deductions up to 25 percent of the family's earned income.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (Select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below)

?? Debts owed to SAHA

- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)
- ?? Previous or current landlord information
- ?? Previous or current address

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)
- ☒ PHA main administrative office
- ☒ Other (list below)
- ?? Mail

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:
- ?? The PHA will initially issue a voucher for 60 days with the possibility of an additional 60-day extension for extenuating circumstances such as hospitalization or family emergency.

(4) Admissions Preferences

- a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veteran's families in which veteran is a household member
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes

- ☒ Other preference(s) (list below)

?? Family Self-Sufficiency Program Participants with accrued Escrows (FSS)
?? Disabled

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☒ Date (**Date** of Application-Placement determined by daily lottery)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility,
☐ Property Disposition
☐ Victims of domestic violence
☐ Homelessness

☐ High rent burden

Other preferences (Select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veteran's families in which veteran is a household member
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) (Equal Weights given to Other Preferences listed below)
?? Family Self-Sufficiency Program Participants with accrued Escrows (FSS) (Priority 1)
Disabled (Priority 1)

4. Among applicants on the waiting list with equal preference status, how are applicants selected?
(Select one)

- ☒ Date of application (Lottery with the same date of application.)
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction"
(select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program, which is administered by the PHA, contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☒ Other (list below)

?? SAHA Web Page

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- ☐ Through published notices
- ☒ Other (list below)

?? Contacts referral agencies

?? SAHA Web Page
?? Local Newspaper/ Media

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

?? Discretionary policies includes exclusion of payment of child support up to \$480

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

The Minimum Rent shall be \$25 per month, but a hardship exemption shall be granted to residents who can document that they are unable to pay the \$25 because of a long-term hardship over 90 days). Examples include but are not limited to the following:

1. The family has lost eligibility for or is applying for eligibility determination for a Federal, State or local assistance program;
2. The family would be evicted as a result of the minimum rent requirements;
3. The income of the family has decreased because of changed circumstances, including loss of employment;
4. A death in the family has occurred; or
5. Other circumstances as determined by SAHA.

c. Rents set at less than 30% of adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (Select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (Select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service

- ☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- ☐ Never
☐ At family option
☒ Any time the family experiences an income increase (*will not increase rent until recertification*)
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
☒ Other (list below)
?? Any time there is a decrease in family income and/or change in family composition.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)
☐ Other (list below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (Select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☒ Other (list below)
- ?? Payment standard will be established based on fungibility

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (Select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (Select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)

?? Payment standards will be established on fungibility.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

1. The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits, but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
2. The family would be evicted as a result of the imposition of the minimum rent requirement:

3. The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 7/1/2004	Expected Turnover
Public Housing	6,346	1,676
Section 8 Vouchers	11,521	1,383
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	468	Included in Section 8 Voucher Total
Special Purpose Section 8 Certificates/Vouchers (list individually)	137 Shelter Plus Care	Included in Section 8 Voucher Total
Other Federal Programs (list individually)	N/A	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- ?? Admissions and Continued Occupancy Policy
- ?? Tenant Selection and Assignment Plan
- ?? Resident Handbook

?? Maintenance Plan

(2) Section 8 Management: (list below)

?? One Strike

?? Rent Determination (Payment Standard) Resolution

?? Administrative Plan

?? Utility Allowance Resolution

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing

If yes, list additions to federal requirements below:

?? SAHA's Grievance Procedures limit the time frame for filing a grievance to 10 calendar days.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at

?? 2005 Capital Fund Financing Program Annual Statement

-or-

☐ The Capital Fund Financing Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B) Form HUD-52834

b. If yes to question a, select one:

☒ The Capital Fund Program 5Year Action Plan is provided as an attachment to the PHA Plan

?? 2005 Capital Fund Program 5 Year-Action Plan

-or-

☐ The Capital Fund Program 5Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Mirasol Homes

2. Development (project) number: TX59URD006I95

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: Spring View

2. Development (project) number: TX59URD006I94

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: Victoria Courts

2. Development (project) number: TX59URD006I102

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☒ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

* Phase II of the Revitalization Plan tentatively scheduled to start May 2005.

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

?? Cassiano Homes (TX#'s 606-620B)

?? Lincoln Heights (TX# 605)

?? Wheatley Courts (TX#'s 604-616)

?? Sutton Homes (TX#'s 609-614)

?? San Juan Homes (TX#'s 608-613)

?? Alazan Apache (TX# 601)

Any of the above listed properties may be candidates for a HOPE VI Revitalization grant should the funding be available in the upcoming plan year. SAHA will evaluate the viability of each property to determine the feasibility of submitting a competitive grant application.

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

?? Victoria Courts (TX59P006003).

?? SAHA will, based on the redevelopment plans to be drafted, consider the feasibility of other mixed-finance/mixed-income capital structures to enable the agency to implement such plans on any of its public housing inventory, and/or acquisition or development of new inventory (Alazan Apache Courts, Cassiano Homes, Lincoln Heights, Wheatley Courts, Sutton Homes, San Juan Homes and High View).

?? SAHA's plans are to use Replacement Housing Factor Funds for the new construction and/or acquisition of replacement public housing units. To the greatest extent possible, these new properties will be a combination of mixed-income and mixed-finance projects.

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

1. Victoria Courts (TX59P006003)

2. Cheryl West (TX59P006034)

Replacement Housing, 4 units

3. Dispersed Housing (TX59P006037)

4903 Waycross, 1 unit

4. Dispersed Housing (TX59P006037)

4904 Huntsmoor, 1 unit

5. Scattered Site (TX59P006033)

7822 Glider, 1 unit

6. San Juan Homes (TX59P006008)

Replacement Housing, 1 unit

7. Acquisition of a Senior Housing Facility (Christ The King)

Depending on SAHA's Plans for Demolition/Disposition and Development

8. San Juan Homes (TX#'s 608-613)
9. Sutton Homes (TX#'s 609-614)
10. Lincoln Heights (TX# 605)
11. Cassiano Homes (TX#'s 606-620B)
12. Alazan Apache (TX# 601)
13. Wheatley Courts (TX#'s 604-616)

?? During the course of the next year, SAHA will explore the viability of Bond Financing utilizing Capital Fund Program funding to pay debt service. This will enable SAHA to implement PH Development Programs and to assist in Replacement Housing Activities.

?? During the course of the next year, SAHA will explore an Acquisition Line of Credit, or other market based financial structures to create mixed-income developments and possibly to assist in Replacement Housing Activities. SAHA's plans are to use Replacement Housing Factor Program funds for some of the public housing replacement units.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

Refer to the Activity Description Chart

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Dispersed Housing (Scattered Site) 1b. Development (project) number: TX59P006037 (1 unit/single family home) 4904 Huntsmoor
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> SAHA is exploring the possibility of demolishing the unit and selling the vacant lot, or selling the property in its present condition.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined
5. Number of units affected: 1unit (Single Family Home) 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed Housing
1b. Development (project) number:	TX59P006037 (1 unit/single family home) 4903 Waycross
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Demolition is complete. SAHA's plans are to sell the vacant lot.
4. Date application approved, submitted, or planned for submission:	Planned for Submission: To be Determined
5. Number of units affected:	1unit (Single Family Home)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description
1a. Development name: Dispersed Housing 1b. Development (project) number: TX59P006037 (1 unit/single family home) 4906 Waycross
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> SAHA is exploring the possibility of demolishing the unit and selling the vacant lot, or selling the property in its present condition.
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined
5. Number of units affected: 1unit (Single Family Home) 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed Housing
1b. Development (project) number:	TX59P006061 (1 unit/single family home) 7822 Glider
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> This is a burn-unit. SAHA is exploring the possibility of reconstruction or disposition of the vacant parcel.
4. Date application approved, submitted, or planned for submission:	Planned for Submission: To be Determined
5. Number of units affected:	1unit (Single Family Home)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development (One Scattered Site) <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be Determined a. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description	
1a. Development name: S. J. Sutton Homes	
1b. Development (project) number: TX59P006009 (196 units) & TX59P006014 (46 units)	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined	
<i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>	
5. Number of units affected: 242 units	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Demolition/Disposition could affect part or all of property	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected Start: To be determined	
b. Projected end date of activity: Projected End: To be determined	

Demolition/Disposition Activity Description
1a. Development name: San Juan Homes 1b. Development (project) number: TX608
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Planned for Submission: 7/05 <i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>
5. Number of units affected: 88 units 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development Demolition/Disposition could affect part or all of property
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description
1a. Development name: San Juan Homes 1b. Development (project) number: TX613
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Planned for Submission: To Be Determined <i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>
5. Number of units affected: 154 units 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development Demolition/Disposition could affect part or all of property
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To Be Determined b. Projected end date of activity: Projected End: To Be Determined

Demolition/Disposition Activity Description	
1a. Development name: Cassiano Homes	
1b. Development (project) number: TX606 & 620B	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission:	
To be Determined	
<i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>	
5. Number of units affected: 499 units	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Demolition/Disposition could affect part or all of property	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected Start: To Be Determined	
b. Projected end date of activity: To Be Determined	

Demolition/Disposition Activity Description	
1a. Development name:	Lincoln Heights
1b. Development (project) number:	TX605
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Planned for Submission: To be Determined <i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>
5. Number of units affected:	338 units
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Demolition/Disposition could affect part or all of property	
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

Demolition/Disposition Activity Description	
1a. Development name: Wheatley Courts	
1b. Development (project) number: TX604 & 616	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined <i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>	
5. Number of units affected: 248 units	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development Demolition/Disposition could affect part or all of property	
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To Be Determined	

Demolition/Disposition Activity Description	
1a. Development name:	Alazan Apache
1b. Development (project) number:	TX601
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Planned: To Be Determined <i>Decisions regarding demolition and/or disposition are contingent upon Federal assistance or other yet to be determined, mixed finance capital structures, and development of an acceptable relocation plan prior to obligating SAHA to a demolition/disposition plan. Without the necessary funding assistance from HUD, SAHA may be forced to defer activities</i>
5. Number of units affected:	501 units
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development Demolition/Disposition could affect part or all of property
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To Be Determined b. Projected end date of activity: Projected End: To Be Determined

Demolition/Disposition Activity Description	
1a. Development name: Victoria Courts	
1b. Development (project) number: TX59P006003	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/> Phase I has been approved	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Planned for Submission: 2005	
SAHA will seek Disposition approval for the target phases of the property and will dispose of a portion(s) of the land in accordance with the approved Master Plan. Disposition will be done in Phases.	
5. Number of units affected: N/A	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected Start: To be Determined	
b. Projected end date of activity: Projected End: To be Determined	

Demolition/Disposition Activity Description
1a. Development name: Spring View 1b. Development (project) number: TX59P006007 & TX59P006015
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> Any disposition applications for Spring View may include any parcels off-site that were acquired with funds from the HOPE VI Revitalization Grant.
4. Date application approved, submitted, or planned for submission: Planned: To be determined
5. Number of units affected: 0 units 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected Start: To be determined b. Projected end date of activity: Projected End: To be determined

Demolition/Disposition Activity Description	
1a. Development name:	Mirasol Homes
1b. Development (project) number:	New TX No. assigned to Parcel B
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> In the Blueridge Subdivision, constructed as part of the Mirasol HOPE VI, one of the single family houses burned as was subsequently razed. SAHA will determine whether to reconstruct this home or sell the lot.
Date application approved, submitted, or planned for submission: Planned for Submission: To be Determined	
5. Number of units affected:	1unit
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected Start: To be Determined b. Projected end date of activity: Projected End: To be Determined

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional**? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: Approved:
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If

“yes”, skip to component 11. If “No”, complete the Activity Description table below.

Initial Voluntary Conversion Assessment

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Initial Voluntary Conversion Assessment

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

SAHA is in the process of evaluating its public housing inventory to determine if any properties will be required to be converted to tenant-based assistance under the new HUD regulations.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Mirasol Homes 1b. Development (project) number: TX59URD006I195
2. Federal Program Authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) SAHA is in the process of transitioning from the 5(h) Plan to the Section 32 Plan. The Section 32 Plan will be revised before submission of the PHA Plan.
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: Approved: Nov. 10, 2004
5. Number of units affected: 160 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development (<i>The 160 units are in scattered locations</i>) <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Spring View 1b. Development (project) number: TX59URD006I194
2. Federal Program Authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) SAHA is in the process of transitioning from the 5(h) Plan to the Section 32 Plan. The Section 32 Plan will be revised before submission of the Agency Plan.
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: Approved: Nov. 10, 2004
5. Number of units affected: 31 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development (<i>The 31 are in scattered locations</i>) <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description	
1a. Development name: San Antonio HOPE VI Foundation (Proposed)	
1b. Development (project) number: N/A	
2. Federal Program Authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input checked="" type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input checked="" type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
Submitted: October 2004	
5. Number of units affected: 216	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development
* SAHA HOPE VI Foundation is being proposed to consolidate the current Section 5h Homeownership Programs SAHA administers in conjunction with its Mirasol and Spring View HOPE VI grants. The goal of the Foundation will be to consolidate and modify the Homeownership Plan and expand opportunities to each surrounding neighborhood.	

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)
- ?? Homeownership Plan – In the first quarter of 2004, the SAHA Section 8 Department implemented a Section 8 Home Ownership Program in conjunction with several Community Based Organizations by utilizing a maximum of 20 vouchers in a Section 8 Homeownership Program.
2. Program Description:
- a. Size of Program
- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 Homeownership option?
- If the answer to the question above was yes, which statement best describes the number of participants? (Select one)

- ☒ 25 or fewer participants
- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

?? Preference given to families participating in the FSS Program

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?
If yes, what was the date that agreement was signed?
?? **September 3, 2004**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☒ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- ☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☒ Preference in admission to section 8 for certain public housing families

?? Family Self-sufficiency Participants (FSS) with accumulated Escrow Funds

- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☒ Preference/eligibility for public housing homeownership option participation
☒ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs						
Program Name & Description (including location, if appropriate)	Estimated Size	Services Promoted by SAHA	Services : SAHA staff Sec 8 PH Hope VI	Allocation Method (waiting list/rar dom selection /specific criteria /other)	Access (development office PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Parent Child Inc.- Head start program, Ed. & Health	670	670		Waiting List	On site @ PHA Developments	Both
Victory Outreach- Counseling & Referrals	80	80		Other- Walk- In	On site @ PHA Developments	Both
Ella Austin Comm. Center- Ed. & Health	852	842		Waiting List	On site @ PHA Developments	Both
AVANCE- Parenting & Ed.	150	150		Waiting List	On site @ PHA Developments	Both
SAHA - FSS- Self-Sufficiency Case management & Referrals	9,451		9,451	Other- Voluntary Prog.	PHA Main Office & on site @ PHA Developments	Both
SAHA HOPE VI CSS- Case management & Referrals	3,506		3,506	Specific- HOPE VI Clients	PHA Main Office Housing Mgmt. Division	Both
SAHA Senior Resident Svcs. - Assessments & Referrals	3,496		3,496	Specific: Elderly	PHA Main Office & on site @ PHA Developments	Both-PH & Sec. 8 New Construction
City of San Antonio - Child-Care Delivery Svcs.	7,518	7,518		Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in	Both
Job Corp- Education & Training	157	157		Referrals & Application	SAHA Staff or Juvenile Detention	Both
Project Quest, Inc.- Ed. & Empl.	198	198		Income Eligibility	SAHA Staff Referral or Walk-in	Both

Southwest School of Business & Technical Careers - Ed./Training	278	278		Income Eligibility & Waiting list	SAHA Staff Referral or Walk-in	Both
George Gervin Youth Center – Education	58	58		Other-Walk- In	SAHA Staff Referral or Walk-in	Both
San Antonio College Women’s Center - Ed. & Support Svcs.	50	50		Attending College	SAHA Staff Referral or Walk-in	Both
Project Learn To Read - Education	75	75		Waiting List	SAHA Staff Referral or Walk-in	Both
ACCD- Education	800	800		Application	SAHA Staff Referral or Walk-in	Both
Margarita R. Huantes Learning & Leadership Development Center - Education	130	130		Waiting List	SAHA Staff , TDHS Referral	Both
Affiliated Computer Solutions	300	300		JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in	Both
TDHS Choices	100	100		Income Eligibility	SAHA Staff Referral or Walk-in	Both
TEEX Career Advancement & Applied Technology - Empl. & Training	700	700		JTPA Eligible & Waiting List	SAHA Staff Referral or Walk-in	Both
Savant Training And Technology - Healthcare Training	75	75		Income Eligibility & Waiting List	SAHA Staff Referral or Walk-in	Both
Center for Health Services- Health Services	308	308		Referrals	SAHA Staff Referral or Walk-in	Section 8
San Antonio Fighting Back	3,000	3,000		Families living at one of nine targeted PH Developments	SAHA Staff Referral and Agency located on site	Public Housing
Dwyer Avenue Center- Supportive Service & Housing	104	104		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Section 8

Texas Department Of Family & Protective Services	375	375		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Section 8
Healy-Murphy Center Inc.- Childcare	175	175		Waiting List & Referrals	SAHA Staff Referral or Walk-in	Both
Texas Work Source Commission- Empl. & Job Training	2,100	2,100		Referrals & Income Eligible	SAHA Staff Referral or Walk-in	Both
City Of San Antonio, Parks And Recreation- Sports & recreation	985	985		Walk-ins	SAHA Staff Referral or Walk-in	Public Housing
Good Samaritan Center- Education (GED)	38	38		Walk-ins & Referrals	SAHA Staff Referral or Walk-in	Both
Positive Beginnings- Childcare and Job Training/Employment	123	123		CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in	Both
Carmelite Learning Center- Childcare	105	105		CCMS Certified & Waiting List	SAHA Staff Referral or Walk-in	Both
Lincoln Center- After School Program	75	75		Walk-ins	SAHA Staff Referral or Walk-in	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (As of: 11/30/04)	Actual Number of Participants (As of: 11/30/04)
Public Housing	0	632
Section 8	478	564

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Pursuant to the U. S. Housing Act of 1937, Section 12 (c), the community service requirement was implemented by SAHA on October 1, 2003.

Description of the San Antonio Housing Authority's Implementation Process of Community Service Requirement:

Notice of the implementation of the Community Service Requirement was included in the San Antonio Housing Authority's resident newsletter, as well as a flyer describing the requirement was also delivered to residents during July, 2003. Staff were instructed to meet with all current resident families to explain the program, give them copies of the Community Service Policy, Community Service Exemption form, Community Service Compliance Certification form, as well as the Community Service Time Sheet. The requirement was implemented effective October 1, 2003 for all new move-ins, and current residents were informed they needed to provide proof of community service beginning with their next re-certification.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments

Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicate a high level of criminal activity in and around SAHA's Public Housing communities.

- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Criminal activity reports obtained from the San Antonio Police Department (SAPD) under the Uniform Crime Report (UCR) indicate a high level of criminal activity in and around SAHA's Public Housing communities.

- ☒ Residents fearful for their safety and/or the safety of their children
☐ Observed lower-level crime, vandalism and/or graffiti
☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (List below)

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N. Elmendorf
Cassiano Homes	2919 S. Laredo
S. J. Sutton Homes	909 Runnels
Highview Apartments	1351 Rigsby
San Juan Homes	300 Gante Walk

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman
Lincoln Heights Courts	1315 N- Elmendorf
Cassiano Homes	2919 S. Laredo
S. J. Sutton Homes	909 Runnels
Highview Apartments	1351 Rigsby
San Juan Homes	300 Gante Walk

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) Spring View
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

<u>Name of Development</u>	<u>Address</u>
Alazan-Apache Courts	1011 S. Brazos
Wheatley Courts	906 N. Mittman

Name of Development**Address**

Lincoln Heights Courts
Cassiano Homes
S. J. Sutton Homes
Highview Apartments
San Juan Homes

1315 N- Elmendorf
2919 S. Laredo
909 Runnels
1351 Rigsby
300 Gante Walk

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment.

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

PET OWNERSHIP POLICY SUMMARY¹

Each public housing unit can house a maximum of one (1) cat OR one (1) dog (not both, and cannot exceed 20 pounds, or 12 inches tall). Registration and deposit are required. If a cat or dog is not registered to a unit, either a, b or c below will be allowed: fish (aquarium not to exceed 10 gallons); OR a maximum of two (2) birds (caged); OR a maximum of two (2) rodents (caged, limited to guinea pigs, hamsters or gerbils) that are traditionally kept in the home for pleasure rather than for commercial purposes. Registration is required, however, a deposit is NOT required. This Policy does not apply to animals used by persons with disabilities. The resident must certify the person has a disability, and that the animal is trained to assist the disability. Chows, pit bulls, German police dogs or any other known fighter breed will NOT be allowed on the premises.

The pet must be registered with SAHA, a photo of the animal, and a \$200 pet deposit will be made to SAHA to cover any damages. The pet must receive a yearly inoculation certificate, from a licensed veterinarian, and wear a tag with pertinent information on the animal. This information will be updated annually. "Pet Agreement and Registration" must be signed by tenant, which stipulates rules to comply by for: pet violation procedures, violation meeting, and if violation occurs, a notice of pet removal. If the pet is not removed, an initiation procedure to terminate the pet owner's residency will commence. If pet owner is unable to care for the pet, SAHA will contact the party in the contract designated to care for the animal. If the pet poses a nuisance or threat to health or safety, the animal will be removed.

Pet owners will be responsible and liable for any and all bodily harm caused to other residents or individuals, and destruction of any personal property belonging to others caused by their pet. All pet rules apply to resident and/or resident's guests.

15. Civil Rights Certifications

[24CFR Part 903.79 (o)]

CERTIFICATION OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS TITLE VII – NON-DISCRIMINATION POLICY

The San Antonio Housing Authority complies with nondiscrimination regulations under Title VII, Civil Rights Acts of 1964; Vietnam-Era Veterans Readjustment Assistance Act of 1974; Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990; the Age Discrimination in Employment Act of 1967; Executive Order 11141, the Equal Pay Act, the Texas Labor Code, and other applicable statutes, ordinances and regulations.

Furthermore, it is the policy of the San Antonio Housing Authority to assure Equal Employment Opportunity in all aspects of employment regardless of an individual's race, color, religion, ancestry, national origin, age, sex, political belief, marital and veteran's status or the presence of any sensory, physical or mental disability. All aspects of employment includes but are not limited to recruitment, selection, training, placement and promotion, pay benefits, other compensation and working conditions, demotion, layoff for termination and recall. The Housing Authority will make reasonable accommodations for qualified employees and other qualified individuals with a disability within the meaning of the Americans with Disabilities Act (ADA).

Original signature on file

December 15, 2004

Henry A. Alvarez, III
President and CEO
Housing Authority of the City of San Antonio

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

?? SAHA's Asset Management Division will actively be evaluating all aspects of property operations and will implement strategic planning processes for every aspect of the PHA inventory. The resulting analysis of operations, replacement reserve funding mechanisms, project acquisition and development finance structures from the private and public sectors will expand the PHA's ability to provide viable solutions to all the challenges facing public and affordable housing portfolios.

2. What types of asset management activities will the PHA undertake? (Select all that apply)

- ☐ Not applicable
- ☒ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☒ Other: (list below)

?? SAHA will expand its staff capabilities with additional training and resources to infuse the organization with additional knowledge and best practices.

?? Increased participation of resident groups and associations in Property Management activities

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table

?? SAHA will use mixed financing for the HOPE VI and other housing development opportunities. This will include, but not be limited to tax credits and tax-exempt bond financing for mixed income development and some public housing units.

?? SAHA will further develop finance and portfolio models to use in making acquisitions and developing new communities to address the agency's management and housing inventory needs.

?? SAHA will explore the benefit of adopting modifications to its standard public housing admissions and occupancy policies and procedures for its mixed finance projects in general or for specific mixed finance projects individually. Any recommended modifications or amendments to the public housing admissions and occupancy procedures utilized exclusively for its mixed finance projects must adhere to all applicable laws and regulations, be approved by HUD and not violate the VCA.

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Boards?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at attachment

☒ Provided below:

3. In what manner did the PHA address those comments? (Select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments. List changes below:

?? Activities were added to the Capital Fund Program's Five-Year Action Plan regarding improvements requested by the RAB.

☒ Other: (list below)

?? The Presidents of the Resident Councils serve as the Council of President's Advisory Board, in compliance with 24 CFR 964. The Housing Authority has designated the Council of Presidents as the Resident Advisory Board, in compliance with this section.

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO

Commissioners

MEMBER	ORIG. APPT.	2nd Term *	EXPIRATION
Yolanda Hotman <i>Tenant Rep</i>	6/7/2005		08/26/2006
Fred Gonzales SW Quadrant Rep	08/26/2003		08/26/2005
Danielle Hargrove At-Large	08/26/2003	08/26/04	08/26/2006
Walter Huelsman Northwest Rep	08/26/2003		08/26/2005
Reba Malone <i>SE Quadrant Rep</i>	08/26/2003		08/26/2005
Phil Nelson NE Quadrant Rep	08/26/2003	6/7/2005	08/26/2006
Stella Burciaga Molina <i>Tenant Rep</i>	6/7/2005		08/26/2006

*** Commissioners may not serve more than 2 consecutive two-year terms.**

(June, 2005)

?? Membership in the Resident Advisory Boards

ZONE	PROPERTY	E/F	OFFICE	NAME
1	Alazan Apache Courts	F	President	Ericka Duarte
1	Alazan Apache Courts	F	Vice President	Megan M. Rodriguez
1	Alazan Apache Courts	F	Treasurer	
1	Alazan Apache Courts	F	Secretary	Atalia Ortiz
1	Alazan Apache Courts	F	Parliamentarian	Mary Hernandez
1	Alazan Apache Courts	F	Sgt-at-Arms	
1	Fair Ave.	E	President	Rosie Vines
1	Fair Ave.	E	Vice President	Manuel Fernandez
1	Fair Ave.	E	Treasurer	Blanche Ferrell
1	Fair Ave.	E	Secretary	Rose Palacio
1	Fair Ave.	E	Parliamentarian	Alvareta Tucker
1	Pecan Hill	E	President	Kenneth Conner
1	Pecan Hill	E	Vice President	Patsy Vasquez
1	Pecan Hill	E	Treasurer	Betty Conner
1	Pecan Hill	E	Secretary	Evelyn Drake
1	Pecan Hill	E	Parliamentarian	Lily O. Scheel
1	Sinkin Apts.	E	President	Margie Popham
1	Sinkin Apts.	E	Vice President	Esperanza Hope Torres
1	Sinkin Apts.	E	Treasurer	Bobbie Wheeler
1	Sinkin Apts.	E	Secretary	Lu Nell Rogozinski
1	Sinkin Apts.	E	Parliamentarian	
1	Sun Park Lane	E	President	Roxanne Shimamara
1	Sun Park Lane	E	Vice President	Arthur Mae Brown
1	Sun Park Lane	E	Treasurer	Addie Brewer
1	Sun Park Lane	E	Secretary	Madalyn Broomfield
1	Sun Park Lane	E	Parliamentarian	Evelyn Dancy
1	Suttons Homes	E		
1	Suttons Homes	E		
1	Suttons Homes	E		
1	Suttons Homes	E		
1	Suttons Homes	E		
1	Williamsburg	E	President	Donald Jones
1	Williamsburg	E	Vice President	Elida Valenzuela
1	Williamsburg	E	Treasurer	Mary Ellis
1	Williamsburg	E	Secretary	Linda Koplin
1	Williamsburg	E	Parliamentarian	Virginia San Roman
2	Blanco	E	President	Celia Cortez
2	Blanco	E	Vice President	Patricia Rodriguez
2	Blanco	E	Secretary	Carol Hawkins

2	Blanco	E	Treasurer	Ernestine (Tina) Flores
2	Blanco	E	Parliamentarian	Rebecca L. Ramirez
2	Cisneros	E	President	Catalina Zapata
2	Cisneros	E	Vice President	Alicia Perales
2	Cisneros	E	Treasurer	Maria Villanueva
2	Cisneros	E	Secretary	Elida Valenzuela
2	Cisneros	E	Parliamentarian	Espiridiona Alonzo
2	Cassiano	F	President	
2	Cassiano	F	Vice President	
2	Cassiano	F	Treasurer	
2	Cassiano	F	Secretary	
2	Cassiano	F	Parliamentarian	
2	College Park	E	President	Jose M. Olguin
2	College Park	E	Vice President	Arturo M. Ramirez
2	College Park	E	Secretary	Olga C. Campos
2	College Park	E	Treasurer	Juana Salas
2	College Park	E	Parliamentarian	Katie Doffeny
2	Jewett Circle	E	President	Rose Marie Lopez
2	Jewett Circle	E	Vice President	Maria C. Rodriguez
2	Jewett Circle	E	Treasurer	Felipe Vargas
2	Jewett Circle	E	Secretary	Ophelia Hernandez
2	Jewett Circle	E	Parliamentarian	Angie Gonzalez
2	Lincoln Heights	F	President	
2	Lincoln Heights	F	Vice President	
2	Lincoln Heights	F	Treasurer	
2	Lincoln Heights	F	Secretary	
2	Lincoln Heights	F	Parliamentarian	
2	Mirasol Homes	F	President	Juan Fernandez
2	Mirasol Homes	F	Vice President	Rosemary Campos
2	Mirasol Homes	F	Treasurer	Rogelio Farias
2	Mirasol Homes	F	Secretary	Diana Mendez
2	Mirasol Homes	F	Parliamentarian	Amelia Fuentes
2	Park View Apts.	E	President	Fernando Lucio
2	Park View Apts.	E	Vice President	Bertha Romero
2	Park View Apts.	E	Treasurer	David Williams
2	Park View Apts.	E	Secretary	Dorothy Woods
2	Park View Apts.	E	Parliamentarian	Maria Gonzalez
2	San Juan Homes	F	President	Rose Edna Bazan
2	San Juan Homes	F	Vice President	Arnett Napoleon
2	San Juan Homes	F	Treasurer	Tomas Vargas
2	San Juan Homes	F	Secretary	Clemencies Leal
2	San Juan Homes	F	Parliamentarian	Rosalba Carrera
2	Villa Veramendi	F	President	Yvonne Coleman
2	Villa Veramendi	F	Vice President	Belinda Kennedy
2	Villa Veramendi	F	Treasurer	Alejandra Ramos
2	Villa Veramendi	F	Secretary	Ermelinda Soriano
2	Villa Veramendi	F	Parliamentarian	Claudia Cisneros

2	Villa Veramendi	F	Sgt-at-Arms	Enedina Kennedy
2	Wheatley Courts	F	President	Sandra K. Jones
2	Wheatley Courts	F	Vice President	Nina Fredricks
2	Wheatley Courts	F	Treasurer	Kathleen E. Payton
2	Wheatley Courts	F	Secretary	Gloria Graves
2	Wheatley Courts	F	Parliamentarian	Sandra Castro
3	Lewis Chatham	E	President	Helen Echevarria
3	Lewis Chatham	E	Vice President	Juan Gonzales
3	Lewis Chatham	E	Treasurer	Guadalupe Barrera
3	Lewis Chatham	E	Secretary	Linda Garcia
3	Lewis Chatham	E	Parliamentarian	Carolyn Estrella
3	Lila Crockell	E	President	Elvira Quintana
3	Lila Crockell	E	Vice President	Frances Morin
3	Lila Crockell	E	Treasurer	Beatrice Guerrero
3	Lila Crockell	E	Secretary	Maria Sanchez
3	Lila Crockell	E	Parliamentarian	Esther Garza
3	Matt Garcia	E	President	Frankie Partin
3	Matt Garcia	E	Vice President	Shirley Ann Johnston
3	Matt Garcia	E	Treasurer	Susie Rodriguez
3	Matt Garcia	E	Secretary	Mary Vargas
3	Matt Garcia	E	Parliamentarian	Jewell Peters
3	Kenwood North	E	President	Belzoria Whitfield
3	Kenwood North	E	Vice President	Mildred H. Longley (Resigned)12
3	Kenwood North	E	Treasurer	Frances Patrick
3	Kenwood North	E	Secretary	Odra Watkins
3	Kenwood North	E	Parliamentarian	Jean Valdez
3	Midway/Linda Lou	E	President	Joaquina Gonzales
3	Midway/Linda Lou	E	Vice President	Catalin Rodriguez
3	Midway/Linda Lou	E	Secretary	Andrea Olmos
3	Midway/Linda Lou	E	Treasurer	Adelaida Garza
3	Midway/Linda Lou	E	Parliamentarian	Dora G. Garcia
3	OP Schnabel	E	President	Hardin Hayes
3	OP Schnabel	E	Vice President	Victoria Salazar
3	OP Schnabel	E	Treasurer	Katherine F. Garcia
3	OP Schnabel	E	Secretary	Mary Diaz
3	OP Schnabel	E	Parliamentarian	Hope Vasquez
3	Tarry Towne	E	President	Maria F. Saravia
3	Tarry Towne	E	Vice President	Julia M. Munoz
3	Tarry Towne	E	Secretary	Joseph E. Mitchell
3	Tarry Towne	E	Treasurer	Joan Hall
3	Tarry Towne	E	Parliamentarian	Hortense B. Villarreal
3	Victoria Plaza	E	President	Fred L. Gandara
3	Victoria Plaza	E	Vice President	Walter Wood
3	Victoria Plaza	E	Secretary	James Christmas
3	Victoria Plaza	E	Treasurer	Theofila (Sofia) Mendoza
3	Victoria Plaza	E	Parliamentarian	Nick Olivares
3	Villa Hermosa	E	President	Guillermo Magallanes

3	Villa Hermosa	E	Vice President	Frances Plata
3	Villa Hermosa	E	Treasurer	Maria Magdalena Garcia
3	Villa Hermosa	E	Secretary	Julie Jean Willis
3	Villa Hermosa	E	Alter. Secretary	Susie Astol
3	Villa Hermosa	E	Parliamentarian	Celia Villalobos
3	Villa Tranchese	E	President	Valentin Tristan
3	Villa Tranchese	E	Vice President	Uvaldo Romero
3	Villa Tranchese	E	Treasurer	Esther Ochoa
3	Villa Tranchese	E	Secretary	Marie Riojas
3	Villa Tranchese	E	Parliamentarian	Sofia Romero
1	Le Chalet	E	President	Ethel Mae Cochran
1	Le Chalet	E	Vice President	Heidi H. Mason
1	Le Chalet	E	Treasurer	Aurora E. Martinez
1	Le Chalet	E	Secretary	Francine Robinson
1	Le Chalet	E	Parliamentarian	Bobbye Williams
3	Springview	E	President	Catrina M. Edge
3	Springview	E	Vice President	Marvin Lampkins
3	Springview	E	Treasurer	Beverly Hamilton
3	Springview	E	Secretary	Danesha Campbell
3	Springview	E	Treasurer	Beverly Hamilton
3	Springview	E	Parliamentarian	Arthur Jerome Delaware
	Frank Hornsby	E	President	Evelyn Hubbard
	Frank Hornsby	E	Vice President	James Wilson
	Frank Hornsby	E	Secretary	Willie V. Hall
	Frank Hornsby	E	Treasurer	Bernice Steen
	Frank Hornsby	E	Parliamentarian	Ernestine Walters
	Marie McGuire		President	John Gresham
	Marie McGuire		Vice President	Roberto Gonzalez
	Marie McGuire		Secretary	Aurora Gonzalez
	Marie McGuire		Treasurer	Robert Vasquez
	HB Gonzalez		President	Carol Carter
	HB Gonzalez		Vice President	George Mihertadian
	HB Gonzalez		Secretary	Modesta Jaimes
	HB Gonzalez		Treasurer	R.S. Tubbs
	HB Gonzalez		Parliamentarian	Graciela Torres
	Rangel Apts.		President	Eulogia Ramon
	Rangel Apts.		Vice President	Esther Munoz
	Rangel Apts.		Secretary	Juan Galvan
	Rangel Apts.		Treasurer	Josie Amador
	Rangel Apts.		Parliamentarian	Maria Torres
	South San Apts.		President	Gilbert Hernandez
	South San Apts.		Vice President	Feliz Lara
	South San Apts.		Secretary	Elida Guerrero
	South San Apts.		Treasurer	Oralia Narranjo
	South San Apts.		Parliamentarian	Dora Rodriguez

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (Select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of San Antonio, Texas)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- ?? Seek resident employment opportunities through training, skills development, job readiness, job placement, follow-up and related supportive services support through partnership development and resource leveraging.
- ?? Increase affordable housing opportunities for first time homebuyers and other groups to include the elderly, elderly frail, and persons with physical, mental and developmental disabilities.
- ?? Increase new construction opportunities
- ?? Increase improved affordable housing stock
- ?? Continue to support Fair Housing compliance through education, and local partnership support.
- ?? Continue community involvement with state, local, non-profit entities, neighborhood agencies, educational institutions, and business groups to meet the housing needs of local low- and moderate-income families.
- ?? Pursue grant funded opportunities as related to "need", including tax credit incentives, etc.
- ?? Support through compliance and/or partnership projects related to the City of San Antonio's Departments of, Building Inspections; Code Compliance; Community Initiatives; Economic Development; SA Metropolitan Health District; Neighborhood Action Department; Parks and Recreation; Planning; Public Works and the Department of Housing and Community Development.
- ?? Support through active participation the Urban Affairs Committee (formerly referred to as the Housing Task Force) and the Housing Master Plan Task Force.
- ?? Improve the safety and suitability of living environments including safety, reduction of isolation of income groups within areas through spatial deconcentration of housing opportunities, and conserving energy resources.
- ?? Expansion of economic opportunities including job retention and stabilization for low-income persons. Such efforts will include but not limited to the availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices, access to capital and credit development activities which promote the long-term economic and social viability of the community and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing programs.

- ?? Pursue HUD HOPE VI funding
- ?? Pursue assistance for families "in eminent danger" of separation or homelessness due to special needs and circumstances.
- ?? Reduce high-level concentration levels of teen pregnancy and socially transmitted diseases in public housing through partnership development for education, alternative activities, mentoring, and teen pregnancy prevention awareness.
- ?? Support the Better Jobs Initiatives:
 - Early childhood Education and Family Strengthening
 - Education Enrichment
 - Higher Education Preparation and Opportunities
 - Job Training
 - Literacy
- ☐ Other: (list below)
- 3. (There is no Number 3 in the **ORIGINAL** HUD Template)
- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - ?? Economic Development along major commercial corridors
 - ?? Fee Waivers
 - ?? Joint Planning and Implementation through the City
 - ?? Shared facility use for shared service delivery

D. Other Information Required by HUD

For the purpose of defining significant amendment and substantial deviation/modification to SAHA's Agency Plan, in compliance with HUD Policy, SAHA will resubmit the Agency Plan with the appropriate Public Hearing process and Board approval when the following occur:

- ?? Change to Rent or Admission Policies or organization of the waiting list.
- ?? Addition of non-emergency work items (items not included in the current annual statement or Five-Year Plan) or change in the use of replacement reserve funds under the capital funding, when such change is in excess of 45% of the funds allotted in the Capital Fund Program or impacts more than 45% of the work items, as scheduled in the prior approved Five-Year or Annual Action Plan or statement.
- ?? Any change with regard to Demolition, Disposition, Designation, Homeownership Policy or unpublished conversion activities

?? Any change that results in more than 45% non-HUD mandated change to the operating fund by HUD. SAHA will inform and discuss the mandate with the RAB and include adequate information and subsequent submission of the Agency Plan.

SAHA RESIDENTS MEETING

December 17, 2004

SAHA RESIDENTS MEETING

December 17, 2004

Terry Boord: The SAHA Resident Meeting for the FY 2005 Public Housing Agency Plan was opened and residents and staff welcomed.

10:12

Terry Boord: Now I can hear your comments or questions and make note of them if you have any today. Other wise you can come back and have another chance next time.
Please say your name and property you live at.

Dorothy McDonald, Williamsburg Apartments:

My question is on capital improvement for our complex. For the last couple of months we have had to call for medical assistance (EMS) but our doors do not meet the requirements for the stretcher. Just two weeks ago a man at the apartment had a medical emergency he had to be walked to the ambulance now had it been a life threatening situation he would have ended in tragic situation. We don't have electronic doors, we have people with disability using electric chairs but we don't have doors to accommodate them. Our doors are too heavy, small and something needs to be done before something tragic happens. Is it in your **capital improvement**; is it in the plan because something has to be done?

Terry Boord: I have not seen the capital funds explain where it says these details are going to be adjusted. I have seen the budget and I can see where the properties are targeted and I know Williamsburg has money that they are going to delegate. But what you're telling me, very specifically; if you tell me what apartment this event occurred in.

Dorothy: Apartment 102

Terry Boord: I'm going to give it to Mr. Alvarez so he can assign it to the right person in our staff.

In regards to the concerns of Ms. Dorothy McDonald of Williamsburg and her issues on the front entrances not accommodating EMS in the event that they are called to the complex. I have communicated to Ms. McDonald that the property has been approved for upgrades to 504 Accessibility. According to Ramiro Maldonado this should occur in the next few months. Mr. Maldonado has also communicated this to Ms. McDonald a few months back. However, with the health of Mr. Ellis, in unit 102, failing...This upgrade is critical.

Dorothy: Excuse me I'm not talking about our doors to our apartments, **I'm talking about the doors going into the building.**

Terry: I understand

Dorothy: The stretchers now come for oversize people so EMS is having a hard time getting in the building.

Terry: What I'm going to do is take this very specific information and give it to Mr. Alvarez our President and then he goes and assess who the right individual is or right team of individuals so we can come up with a way to address this concern. I'm not in a position to answer this for you.

Dorothy: Our doors have windows on the side which are utterly useless. The doors can be widened very easily without having to knock down bricks all they have to do is remove the glass windows and make the doors wider. We need to do something.

Terry: Confirming that she will give this information to Mr. Alvarez. Any other concerns before we move on? Do you have any other concerns regarding your complex?

Dorothy: Basically, they don't have a room to enter, there's no way you can even turn. We cannot prolong it.

Terry: Thank you for sharing that with us.

Margarita Rodriguez (Alazan Apt): Good morning, I'm the President of the Alazan Homes. I have a few questions regarding capital improvement, one strike policy, pet policy, management safety on tenants and educational classes.

I know there is an on going process that has been on going since last year, but I did talk to my management and they told me it's on going, and we have been sitting and waiting over a year now. So we would like to see something in writing, informing us that SAHA is working on this and this is the projected date. I know it's not concrete as promised but it will help me relay this message to my residents. This will let us know that SAHA is trying to work with us.

We are asking for **parking lines** because people are double parking. SAHA's answer is, we will worry about that later. People are getting into arguments regarding the double parking. Are we waiting for someone to get his or her tires slashed or even a situation where someone gets shot? We are just asking for white lines. Can we as residents go out and contract someone to do the lines or not? It won't take more than half an hour to do those lines. We have money in our budget for capital improvement and **I want to make sure that SAHA is working with the resident council by just sending us a letter regarding the projected date and time.** A letter regarding our concerns would be great. We want to know if it is going to get done and when. Keep the resident council informed and we will relay the message to our residents.

Ms. Rodriguez at the last meeting that we had we had discussed the white lines. We have already started working on painting the red curves and are currently working on the white lines but due to the weather we are not able to complete the work. If weather permits we are planning on having this done by mid March 2005.

I haven't seen the **one strike policy amendment** enforced. I would like to see the amendment how it's going to work for us residents. We have residents who have called the police so many times on neighbors due to drug traffic and want to know about the one strike policy. Some residents feel unsafe due to their neighbors. Residents ask me as a President about the one strike policy and why is it not enforced. How can I answer to the residents as a President and say I don't know. I don't have the permanent contract policy regarding the one strike policy. **We feel the one strike policy should be enforced and it is not.**

This was also discussed at the last meeting I mentioned to you that I would need addresses to have our investigators look into this matter. It was also mentioned to have the resident's call the office to make reports but they do not make or bring up any issues to Management. I have also provided you with the number to report any drugs this number can be given to the resident's as well. They do not need to leave their name. As we have previously discussed. The number is 207-2470 or 207-7484 and they will direct you or take your complaint.

Pet Policy consists of a pet 12 inches long and 1 ft in height. We are concerned with the 12 inches in length in a pet. Some children bve Winnie dogs and if you have seen one they are very short but longer than 12 inches. There are some that are between 16-24 inches in length. **We would like to see an improvement in the length of 24 inches but not in height.** To allow dogs like winner dogs and other dogs that children enjoy playing with.

Our pet policy does mention that it is limited to small breeds whose total adult weight shall not exceed twenty (20) pounds and total adult height shall not exceed twelve (12) inches. It does not state the inches of how long a dog can be. It is Management's call and in a case of a Winnie dog management will allow it since the height does not exceed (12 inches).

The **education classes** that are being offered at St. Philips is great. The last course offered was held back in September and some of our residents are still interested. Some of the residents have expressed their concern that they want to continue their classes but classes stopped in September. HUD has given us a grant to be used for educational classes and it is just sitting there because we haven't used it. What is happening to the money is it just sitting there? Why aren't we provided with courses? We had them and now they stopped.

Terry: We were having classes up until mid November and now colleges go on vacation this week. Due to Thanksgiving week and Christmas holidays there is a lot of slow downs. But in fact New Years week there will be contractors from the Alamo Community College District on the properties to recruit for January classes. So the reason for no classes during the week of November and December is because we ended the training for the semester. The courses will start up in January, so if you know of any people who are interested and you are willing to gather a list. I will be on the properties Monday morning about 9 or 10 o'clock. I will start at the Warehouse at 9 o'clock, if you could be at the warehouse at 9 o'clock with the list of names for me. I will have somebody next week knock on each one of those particular doors, sign them up and get them ready for January enrollment.

Margarita: It will be helpful if you contact the resident council therefore they can aware the residents that these classes are coming up instead of having ya'll go house to house. It's easier for SAHA to contact us and we tell the residents at our monthly meetings that a contract is coming out with classes and if they are interested they can sign up now. Therefore, residents can prepare themselves for day care.

I did the classes myself at Southwest Campus and our last class was mid September after that there was no communication. The property class finished the 12th of September. We had a ceremony in October, and I was disappointed that SAHA did not attend the graduation. It was sad because I included SAHA in my speech and they were not even there to hear how we as residents appreciate them for being partners with Southwest Campus.

Terry: SAHA is going to have a process in 2005 of February, once we get all the names and accomplishments we will recognize everybody for all there efforts. Thanks for the desire to have us present but unfortunately we do not have a partnership with Southwest Campus. I will let our staff know that our residents want us present, so we will try to be there.

Margarita: **COP- Cellular On Patrol.** We haven't had much involvement with COP. **How can we improve COP and we need more guidance in COP?**

We have our Safe Officer that has come by our resident council meetings and discussed the COP Program. He has also mentioned the classes but it seems that our resident's are not interested. We can get with him and see if he will or can bring the class to our development at our next meeting.

Terry: Do you have COP in your area?

Margarita: We have a security officer, but no COP in the area.

Terry: Do you have a group of residents in your area that would like to have a COP training? Is that what I'm hearing.

Margarita: They won't do any more till after January, but prior to that they weren't having anything at all.

Terry: You all want a COP in your area? Bring one to Alazon so they can get training so they can be certified and they can act as a COP group.

1. On the issue of COP, Alazan officers were already certified through COP but not Megan. However, after talking to Megan she says her complaint was that the SAFFE officer from SAPD will not return her calls. She indicated she knows there are Alazan residents who are certified but the SAPD officer has not been that responsive. Also COP issues are funneled though Rick Crespo (You probably were not aware of that) so I'll share that with him. I asked Rick and he agreed to call the SAFFE officer and tell him to return her calls.

Margarita: We are concerned with the safety of the tenants and want to know if the one strike policy is still in affect? Residents don't feel like it is being enforced or implemented. We have residents who have reported to police about prostitution and drug traffic and nothing is being done. The answer from management was it's behind closed doors. That wasn't a good answer for me. If you enforce the one strike policy and let us know how we (residents) can help residents feel more comfortable, please let me know?

I have followed up with the reports that you have indicated to Management but if the other resident's do not make any complaints the office will not be aware of them and therefore One Strike Policy enforcement will or can not be implemented. What ever is discussed or being followed up on is confidential therefore management can not share any information with you or any other resident.

Terry: Thank you. Who's next?

George J. Mihertadian (Henry B. Gonzalez Apartments): What is the chain of command? If you have problems with you manager and area manager whom do we contact? Resident Council should have this information.

Terry: Explaining the Chain of Command. At the end of the meeting Terry provided George with the information.

Rose Marie Lopez (Jewett Circle Apartments): We haven't had lights outside in the front parking lot/walk way. We have a telephone post, which provides light for night in the parking area but we haven't had light in almost 1 year. The last time we reported it to Mr. Alvarez he had somebody come out and fix the light that day.

Does SAHA consider the restrooms for the elderly to be available to the public? On the first floor we have a restroom for men & women and we have been seeing a lot of ugly things (needles & condoms) in there. Back when the other managers Mr. Morgan & Mr. Sanchez mentioned to the residents that they would close them for the evening. Young people from the outside come in and use them during the evenings and I say they are doing business in there. Rose mentioned to the new manager that they need to lock the doors and don't allow the public to just walk in to use the restrooms, because we are looking out for the safety of all these elderly people who live here. We lock the gates and the glass doors. But still we have people come in at night. The manager mentioned to Rose that she needed to video tape these people in the restrooms in order for us to do something about the problem. How can we stop this business in our restrooms?

Terry: How do they get in?

Rose: Everybody and their mother have a key to the apartments. I close and lock the doors at 8 o'clock in the evenings.

Terry: I'll make sure that this information gets to Mrs. Piatt. So they can work with the staff and see how they can address the issues.

For JEWETT CIRCLE; January 31,2005

The lights Rose Lopez came into the office and let Jerome Mata, Maintenance Supervisor and Lupe Carmona, temp Leasing Agent, know that the lights were out and Jerome called CPS right then in there and CPS came out and fixed them.

The Restrooms, we are changing locks and keeping the restrooms locked at all times and placing a sign on the door if need to use the restrooms management will issue a key. There will only be one key and it will be in the Management office. This will be taken effect February 1, so the locks will be changed by 5 pm today.

Rose: There is a lady on the second floor that has a little dog that makes number 2 in the hallway.

Evelyn M. Hubbard (Frank Hornsby Apt): President Resident Council

They are requesting 2 signs that say “The Gates Close at 10 p.m.”. The signs have not been put up. A couple of months ago they talked with the manager regarding purchasing a sign and till this day we haven't seen a sign. (They had an incident where a family member of a resident drove through the gate and broke the chain. If we had a sign maybe we could have prevented the incident. Evelyn confronted the driver regarding driving through the gate with his car. He mentioned to her that she was nobody and anyways there are no signs that state gates close at 10pm. She called the police when this incident occurred.)

1. The issues for Frank Hornsby on requesting the 2 signs to state Gates close at 10:00pm. Frank Hornsby does not have a gate. The incident that is written for Hornsby was not at Hornsby or the transfer issues. I think that this belongs to Blanco.

Terry: So you would like for us to put two signs. I suggest at your residents meeting you inform your residents why the signs are posted and please inform their visitors. I suggest maybe getting 3 signs, one for the lobby and 2 outside.

Evelyn: I have informed my residents to respect our property and to let their family members know that our gates close at 10pm.

Also, Security does patrol the area and is doing a great job but her concern is that their schedules vary and they are not going to be there all the time. And she thinks the signs will help.

There are two young tenants and at 5 o'clock in the morning they are distracting the elderly by making load noises down the hall. Rose went to the manager with her concern regarding the two kids and she mentioned to them that there wasn't anything she could do because they are tenants.

How many letters from a doctor does it take to move a tenant from 2nd or 3rd floor to 1st floor? There are two ladies who have sent in two letters from a doctor regarding their disability and how important it is for their safety to be placed on the first floor. SAHA tells them they need

to wait. When there is an apartment vacant, they bring down a person who is not disabled. How can SAHA help these ladies be moved to the first floor?

Terry: I don't know the answer but I will give it to the right person here at SAHA who can help you. Do you know what the tenants Name is?

Evelyn: One already left and the other one is Socorro Granados apt # 318. The people that are being moved are very mobile.

Terry: The property management can research who and why people are being moved. We can see how we can help you.

Sanita M. Padilla, Vice President Resident Council (Sutton Homes): We have reported to management that we need light bulbs in the breeze way and it affects our living. (She brought in a list of where the lights need to be replaced.) She explained that one of the residents Larry Adams has gone around the complex and replaced some light bulbs but there are some light fixtures that need some work due to the electrical wiring.

In reference to the light fixture, Mr. Larry Adams has presented to management and maintenance a list of light bulbs that are out and fixtures that need to be replaced. Since October 2004, we have replaced 27 light fixtures that were broken by residents and visitors. These light fixtures are broken to prevent security from seeing what is going on in the breezeway. This also includes Ms. Padilla's breezeway. We will keep an account on how many times we repair each light fixture and how many times we have to replace the light bulbs. This is an on going problem.

There are some apartments without light. In our contract, it states that a resident cannot be without light for more than 3 days and they have been living in this situation for more than 3 days. How can SAHA help us?

As explained to the resident council, when management discover that a resident is without electricity due to non payment, we must follow the procedures:

- 1. Verify with CPS that the lights are off due to non-payment*
- 2. Send CPS Warning Letter to Resident - which allows them ten (10) days to restore their service*
- 3. After the tenth day, home visit is completed and the eviction process begins if the service has no been restored.*

There are residents at our complex that have big dogs that exceed the weight. Apartment # 219

After we receive the pet deposit, and verify their shot information for the animal at the initial move in, we do not go back later and weigh the animal.

The residents have a concern regarding the water that runs and sits in the back yard of apt #227 & #225. When it rains, it floods and we want to know if it is safe for those residents who live in those apartments.

This problem is caused by the shifting of the ground and the retaining walls are broken. We have placed this in the Capital Fund Budget Request.

In apt # 127 on Lena Horn Street, the resident does not have a shower.

We have attacked this problem on multiple fronts: Be advised we do not have any work orders for rats/rodents for 125 Mobile Walk, only for 123 Mobile Walk. Since we transferred the resident that lived at 123 Mobile Walk, we have not had any complaints of rodents from 125 Mobile Walk.

1. We increase the pest services at both apartments
2. We supplied rats glue traps to each apartment
3. We eventually moved the resident from 123 Mobile Walk
4. We have increased our housekeeping inspections.

Two residents at apartment #123 and #125 have had problems with rats. A little boy got infected with sores on his arm and his mother took him to the doctor. The doctor mentioned to her that it was due to the rats and insects. It was brought up to the manager and he placed rat poison in the apartment.

They feel that there isn't enough maintenance to keep up with their work.

This complaint is out of my control. Ms. Padilla is referring to not enough maintenance staff available at Sutton Homes.

We as residents feel that assistance is needed in our apartments and we hope that attending this meeting will help us feel safe in our homes.

Ms. Padilla left paperwork regarding where work needed to be done.

Margarita Rodriguez (Alazan Apt): Residents were told that the committee room would be done in November but no work has been done to the room and we were expecting to have it for Christmas Holidays. We had planned to gather the children and make tamales and now we have to use a vacant apartment to please our children. We just want some work to be done to the room.

The playground on De La Cruz does not have lights, is it possible we get lights.

SAHA is not giving us any notice regarding functions, activities and improvements.

Valero is having a big party today and we were not even invited, due to any communication with our resident council. We lose out on opportunities because SAHA doesn't keep us informed. A phone call or a letter regarding activities or improvements to the resident council would definitely satisfy us.

Lori Mendez: We just need to improve communication between our department and the resident council.

Francis Collier, Secretary (Sutton Apartments)

We have a concern about a resident who is mentally ill. The residents in that area are afraid and feel unsafe. Residents are wondering why this apartment was rented to this resident with these issues.

Terry: Thank you

Evelyn Hubbard, President (Frank Hornsby Apartment):

We were promised a gate at the entrance and would like to know if we are still going to be receiving one. We had a gate and it was removed years back.

The issues on the gate for Hornsby, I have added this to the budget for this year. The only thing is that I spoke with Chuck from structural and he stated that we would have to install 2 gates due to the one gate that was removed was too heavy. We are still looking into this to find a better solution to getting the gate back on line.

Terry: Thank you. I'll make sure that this information gets to Mrs. Piatt

Next month we will send out a letter regarding our residents meeting and we will provide transportation. Have a safe and great Holiday and a Merry Christmas on behalf of Henry Alvarez our President.

A resident from Alazan walked in after the meeting and discussed her problems.

Maria Guadalupe Valerio, Resident (Alazan): 612 S. Brazos

She has been having problems with the person that lives in the back apartment on 417 Tulipan, Elizabeth Lopez. Elizabeth and her husband have threatened Maria's life. They are always getting into arguments because Elizabeth is always making disturbing noises (2 or 3 am the lady is banging on the wall) while Maria's kids are sleeping. Maria has made several police reports against Elizabeth. She has noticed drug trafficking and the smell of marijuana. She has reported it to the manager and nothing has been resolved. She is scared for her life and her two children. Her son has not been getting any sleep because of all the noise and problems w/ the neighbor. Her sons Teacher called her with a concern regarding her son sleeping during class. This is not just affecting her but her sons. Her son has been diagnosed with cancer and she is worried about his health.

She is also having a problem with the heating in her apartment.

Terry: We are going to inform Mrs. Piatt and the Chief about the problems you have been having.

On 10/12/04 SAHA investigators went out to the location but they did not find any drugs. On this same day Ms. Valerio had made a report to the office that Ms. Lopez cousin was disturbing her I asked her to make a police report which she did when I requested the police report it states that each one was accusing each other, officers comments are that he told both of them to leave each other alone. Ms. Valerio has not brought up any more disturbances to us.

On 12/22/04 Chief of Security Rick Crespo sent his staff to follow up again on this unit they went out and found a small amount of Marijuana when I receive the report I will proceed with 3 day termination. They are also monitoring this unit until Ms. Lopez moves out.

On the issue of her heaters, she had called them in on November maintenance had gone out and replaced the thermocouple and lit them. She had not mentioned nor called in another work order, I also had maintenance check them on 12/22/04 they went out there and both heaters are lit and are working fine.

January 14, 2005

SAHA Resident Meeting Minutes

Terry Boord reviewed the PHA Plan with the residents and informed the residents if they had any concerns or comments.

Blanco Apartments: Residents complaining about loud music. Is there any way we can put a stop to the loud music?

Terry Boord: If you feel you cannot confront the person and ask them to turn it down, maybe you can inform the manager about the loud music. We also have to remember that there are some individuals who have a hearing disability and under the 504 Compliance, we must accommodate these individuals.

A resident commented that she had a problem with loud music and all she did was confront her neighbor about it being loud. The neighbor hadn't realized it being so loud so he turned it down.

Rose Marie Lopez, Jewell Circle: has a concern for a resident at **apt. 304 (Blanca Rosa)** who is a paralyzed and is having a hard time when she takes a shower. She has been asking for a showerhead because her hands cannot hold the mobile shower piece.

Jereline Barnett (Sun Park on Lavender Lane): stated that they received some air conditioning units at the beginning of this year and they are still waiting for more air conditions for the rest of the units. We would like to get information on when we will be expecting these units.

Jereline Barnett (Sun Park on Lavender Lane): has noticed drug trafficking and prostitution on the property. People are just walking on to our property and we feel very unsafe. We are requesting security at our area.

Cisneros Apartments: They are concerned with strangers coming on to the property and families are feeling unsafe. They are asking SAHA to provide them with more security. Does our budget allow us to have security at our site? We also requested some cameras and we have not received them.

A resident from Spring View and Margarita Rodriguez recommended that these properties should look into having a (COP) Cellular on Patrol. The COP can monitor the property and question residents who are having heavy traffic in and out of their house. The COP can inform the head of security if they suspect any residents or visitors doing harm or disturbing residents.

Residents at **Blanco Apartment** are requesting an automatic door. They have already confronted the manager and they still have not seen or heard if they are going put one in or not.

Sandra Arroyo 1205 San Fernando (Alazan Apartments): She has a child who is handicap and has requested an apartment on the first floor and also requested a handicap parking space to accommodate her child. Her lease recently came up and at that point she requested an apartment on the first floor and they still were not able to accommodate her. She has brought this issue up with her manager and she says she is unable to accommodate her.

Catrina Edge (Spring View): She states that at Spring View we have residents who have their own disabled parking. If this resident is accommodated, I believe Sandra can be accommodated as well.

Catrina Edge: The playground floods when it rains allowing the mulch to absorb the standing water and the playground smells like sewage. The kids love the playground but it seems dangerous for them to play in when it is contaminated with germs.

Catrina Edge: We have been having drainage problems at Spring View right in front of the Property Management Building. When it rains apartment #1116 & 1302 have problems w/flooding in their homes. We are also having problems with outside light fixtures that do not continuously turn on at night.

Denisha Campbell (Spring View): a resident has an apartment on 1602 Hedges and her home is located at the very back of the complex. Her home has been broken into. There is a light fixture at the back of her apartment but the light never turns on. She states that there might be a short in the electrical work.

Maria Guadalupe Valerio, Resident (Alazan): 612 S. Brazos

Would like to thank the staff for helping her out in evicting a resident who was causing problems.

She has currently been at Alazan for 2 years and has been requesting to be moved due to ants in her apartment. She has informed the manager and they have sent out an exterminator to her apartment but that does not seem to work. With her child in remission of cancer, she stated that she definitely keeps her house clean so they cannot blame her for being messy. She also has been requesting a lower level.

She handed a letter to Emma (leasing agent) in reference requesting a lower level and it never got turned in to the offices here at SAHA.

Hermila Roman demanded Maria to give her the pin number to her child support and if she refused they would evict her. Maria felt it was confidential and she shouldn't be giving that information out.

Celia S. Cortez, Rebecca Ramirez, & Carol Hawkin at Blanco Apartments:

They had a chain at the main entrance to keep unwanted visitors from entering. Now they are not allowed to put a chain on the door and these residents want the chain back. The chain keeps unwanted visitors from entering and they also feel safe in their homes.

Residents from Cisneros/Alazan/Sun Park: want HUD to know that they are requesting resident & visitor parking spaces. Residents want to come home to their own parking area and not have to park blocks away.

Catalina Zapata, Cisneros Apt: They are requesting trashcans and dumpsters at the property.

Catrina Edge (Spring View): On the Martin Luther King side of the apartments we have outside people (gangs) walking through our property. We are suggesting a gate be placed in that area to keep those unwanted people out of our property.

Celia Cortez, President of the Resident Council at Blanco: Wants a copy of the Resident Council Officer Guidelines on what they can and cannot do? She is having residents rely on her in regards to making changes at their apartment. The guidelines will allow the residents to review the president council's responsibilities.

Public Hearing Minutes March 23, 2005

The PHA Plan was held on March 23, 2005 at the SAHA Central Offices, 818 South Flores. The hearing began at 6:00 pm and was concluded at 6:15 pm. Attendance consisted of two SAHA employees only. No comments were received during the Public Hearing.

Attachment A: Admissions and Continued Occupancy Policy

Admissions and Continued Occupancy Policy Governing HUD-Aided Public Housing Operated by the San Antonio Housing Authority

I. Nondiscrimination

A. Compliance with Civil Rights Laws

1. It is the policy of the San Antonio Housing Authority (SAHA) to comply with all laws relating to Civil Rights, including but not limited to:

- ?? Title VI of the Civil Rights Act of 1964, **(See 24 CFR Part 1)**
- ?? Title VIII of the Civil Rights Act of 1968 (as amended by the 1974 HCDA and the Fair Housing Amendments Act of 1988), **(See 24 CFR Part 100)**
- ?? Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, **(See 24 CFR Part 8)**
- ?? Age Discrimination Act of 1975, **(See 24 CFR Part 146)**
- ?? Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern), **(Title II deals with common areas and public space, not living units.)**
- ?? Any applicable State laws or local ordinances, and
- ?? Any legislation protecting the individual rights of tenants, applicants or staff that may subsequently be enacted. **(Required 24 CFR § 960.203)**

2. SAHA shall not discriminate because of race, color, national origin, sex, religion, familial status, or disability in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under SAHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof. **(Required, 24 CFR § 100.5)**

3. SAHA shall not, on account of race, color, national origin, sex, religion, familial status, or disability treat any family or person in the manner described below:

- (a) Deny anyone the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;
- (b) Provide anyone housing that is different from that provided others²;
- (c) Subject anyone to segregation or disparate treatment;
- (d) Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;
- (e) Treat anyone differently in determining eligibility or other requirements for admission³;
- (f) Deny anyone access to the same level of services⁴; or

² SAHA is not only permitted but is required to provide persons with disabilities with housing that is appropriate for their needs. This accessible or adaptable housing, although different from that provided to others, is permitted because it permits persons with disabilities to participate in the public housing program.

³ Except that SAHA is obliged to offer reasonable accommodations to applicants with disabilities. This will not affect SAHA's screening or eligibility standards, but it might require SAHA to revise its procedures or practices in carrying out those standards.

- (g) Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program.

4. SAHA shall not automatically deny admission to any group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents or families whose head or spouse is a student). Each applicant in a particular group or category must be treated on an individual basis in the normal processing routine. **(Required, 24 CFR § 960.205)**

5. SAHA will identify and eliminate situations or procedures that create a barrier to equal housing opportunity for all. In accordance with Section 504, and the Fair Housing Amendments Act of 1988, SAHA will make structural modifications to its housing and non-housing facilities **(Required, 24 CFR §§ 8.21, 8.23, 8.24, and 8.25)** and make reasonable accommodations in its procedures or practices **(Required, 24 CFR § 100.204)** to permit people with disabilities to take full advantage of the SAHA's housing program and non-housing programs.

- (a) In making reasonable accommodations or structural modifications to **existing housing programs (See 24 CFR § 8.24)** or in **carrying out Other Alterations [See 24 CFR § 8.23(b)]** for otherwise qualified persons with disabilities, SAHA is **not** required to:
 - (i) Make each of its existing facilities accessible **[24 CFR § 8.24 (a) (1)]**; or make structural alterations when other methods can be demonstrated to achieve the same effect; **[24 CFR § 8.24 (b)]**
 - (ii) Make structural alterations that require the removal or altering of a load-bearing structural member; **[24 CFR § 8.32 (c)]**
 - (iii) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level; **[24 CFR § 8.26]**
 - (iv) Take any action that would result in a fundamental alteration in the nature of the program; **[24 CFR § 8.24 (a) (2)]** or
 - (v) Take any action that would result in an undue financial and administrative burden on the Authority. **[24 CFR § 8.24 (a) (2)]**
- (b) When the SAHA is making **substantial alterations (defined in 24 CFR § 8.23** as Comprehensive Modernization or work in developments with 15+ units, work whose value exceeds 75% of the replacement cost of the facility) to an existing housing facility SAHA is not required to:
 - (i) Provide an elevator in any multifamily housing project solely for the purpose of locating accessible units above or below the grade level; **[24 CFR § 8.26]**
 - (ii) Make structural alterations that require the removal or altering of a load-bearing structural member; **[24 CFR § 8.32 (c)]** or
 - (iii) Make structural alterations to meet minimum accessibility requirements where it is structurally impracticable. Structural impracticability is defined as: Changes having little likelihood of being accomplished without removing or altering a load-bearing structural member and/or incurring an increased cost of 50% or more of the value of the element of the building or facility involved. **[24 CFR § 8.32 (c) and § 40, Uniform Federal Accessibility Standards, 3.5 and 4.1.6(3)]**

Note that the undue burdens test is not applicable to housing undergoing substantial alteration.

6. SAHA will not permit these policies to be subverted to do personal or political favors. SAHA will not offer units in an order different from that prescribed by this policy, since doing so violates the policy, federal law, and the civil rights of the other families on the waiting list **[Required, 24 CFR § 906. 204 (a)(3)(ii)]**

⁴ This requirement applies to services provided by SAHA and services provided by others with SAHA's permission on public housing property. Thus, a health-screening program offered by the local health department in a public housing community room would have to be fully accessible to persons with disabilities.

B. Accessibility and Plain Language

1. Facilities and programs used by residents must be accessible to a person in a wheelchair as prescribed by the Uniform Federal Accessibility Standards (UFAS). Application and management offices, hearing rooms, community centers, day care centers, laundry facilities, craft and game rooms and so on must be usable by residents with a full range of disabilities. If none of these facilities are already accessible (and located on accessible routes), some⁵ must be made so, subject to the undue financial and administrative burden test. **(Required, 24 CFR § 8.20 and 8.21)**

2. Documents used by applicants and residents will be made available in formats accessible for those with vision or hearing impairments **(Required, 24 CFR § 8.6)**. Equally important, the documents will be written simply and clearly to enable applicants with learning or cognitive disabilities to understand as much as possible. Unless prohibited by local law, documents may be translated into languages other than English as needed⁶.

3. Some aspects of eligibility, rent computation, applicant screening, reasonable accommodations and lease compliance are complicated, but SAHA will present examples to help applicants and residents understand the issues involved. In writing materials for applicants and residents, SAHA staff will keep in mind that mental retardation, learning disabilities and cognitive disabilities may affect the applicant's ability to read or understand—so rules and benefits may have to be explained verbally, perhaps more than once. **(Required, 24 CFR § 8.6)**

4. At the point of initial contact with all applicants, SAHA staff will ask whether they need some form of communication other than plain language paperwork. Alternative forms of communication might include: sign language interpretation; having materials explained orally by staff, either in person or by phone; large type materials; information on tape; having someone (friend, relative or advocate) accompany the applicant to receive, interpret and explain housing materials; permitting applicants to file applications by mail; and permitting alternative sites for application taking. **(Required, 24 CFR § 8.6)**

5. Some applicants will not be able to read (or to read English), so intake staff must be prepared to read and explain anything that they would normally hand to an applicant to be read or filled out. Applicants who read or understand little English may furnish an interpreter who can explain what is going on. SAHA is not required to pay the costs associated with having a foreign language interpreter (as they are for a sign language interpreters for the hearing impaired **[Required, 24 CFR § 8.6]** because the Fair Housing law makes no such requirement).

6. At a minimum, SAHA will prepare the following information in plain-language accessible formats:

- ?? Marketing, promotional and informational materials
- ?? Information about the application process
- ?? How rents and utility allowances are determined
- ?? The application form and required certifications
- ?? All form letters and notices to applicants and residents
- ?? General statement about reasonable accommodation
- ?? Orientation materials for new residents
- ?? The lease and house rules, if any

⁵ It is not required that all public and common areas be made accessible so long as persons with disabilities have full access to all the types of facilities and activities available to persons without disabilities. Thus, not all laundry facilities need to be accessible so long as there are sufficient accessible laundry facilities for use by persons with disabilities at each development that provides laundry facilities.

⁶ 24 CFR § 5.505 requires that any notice or document relative to citizen or eligible immigration status, where feasible, be provided to an applicant or tenant in a language that is understood by the individual if the individual is not proficient in English. In general, documents will be translated when there are sufficient numbers of applicants or residents speaking a language to warrant the expense.

- ?? Guidance or instructions about care of the housing unit
- ?? Information about opening, updating or closing the waiting list
- ?? All information related to applicant's rights (to informal hearings, etc.)

II. Eligibility for Admission and Processing of Applications

A. Affirmative Marketing

1. SAHA will conduct outreach as needed to maintain an adequate application pool representative of the eligible population in the City of San Antonio. Outreach efforts will consider the level of vacancy in the SAHA's units, any disparity in incomes between developments, availability of units through turnover, and waiting list population characteristics. SAHA will periodically assess these factors in order to determine the need for and scope of any marketing efforts. All marketing efforts will include outreach to those groups in the eligible population least likely to apply (**Affirmative Marketing Requirement**).

2. Marketing and informational materials will be subject to the following:

- (a) Marketing materials will comply with Fair Housing Act requirements on wording, logo, size of type, etc. [**Required, 24 CFR §109.30(a)**];
- (b) Marketing will describe the housing units, application process, waiting list and preference structure accurately;
- (c) Marketing will use clear and easy to understand terms and will use more than strictly English-language print media;
- (d) Agencies that serve and advocate for potentially qualified applicants least likely to apply (e.g. the disabled) will be contacted to ensure that accessible/adaptable units are offered to applicants who need their features;
- (e) Marketing materials will make clear who is eligible: low income individuals and families; working and non-working people; and people with both physical and mental disabilities; and
- (f) SAHA will be clear about its responsibility to provide reasonable accommodations to people with disabilities.

B. Qualification for Admission

1. It is SAHA's policy to admit **only** qualified applicants⁷.

2. An applicant is qualified if he or she meets all of the following criteria:

- (a) Is a family as defined in Section XII of this policy;
- (b) Meets the HUD requirements on citizenship or eligible immigration status; [**Required, 24 CFR § 5.5 Subpart E**]
- (c) Has an Annual Income (as defined in Section XI of this document) at the time of admission that does not exceed the income limits (maximum incomes by family size established by HUD) posted in SAHA offices.
- (d) Provides documentation of Social Security numbers for all family members, age 6 or older, or certifies that they do not have Social Security numbers; [**Required, 24 CFR § 5.216**] and
- (e) Meets or exceeds the Applicant Selection Criteria set forth in Section II. F. of these policies [**Required, 24 CFR § 960.205**], including attending and successfully completing a SAHA-approved pre-occupancy orientation session;.

⁷ The term "qualified" refers to applicants who are eligible and able to meet the applicant selection standards. This term is taken from the 504 regs: **24 CFR § 8.3** Definition of qualified individual with handicaps. Eligibility is a term having specific meaning under the Housing Act of 1937. In order to be eligible, a family must meet four tests: (1) they must meet HA's definition of family; (2) have an Annual Income at or below program guidelines; (3) each family member, age 6 or older, must have a social security number or certify that he/she has no number; and (4) each family member receiving assistance must be a citizen or non-citizen with eligible immigration status per **24 CFR § 5.5**.

C. Waiting List Management

1. It is the policy of SAHA to administer its waiting list as required by the regulations at **24 CFR §§ 5.4, 5.5, 5.6, 960.201 through 960.215**) and the Voluntary Compliance Agreement (VCA).

2. Tenant Selection Areas (TSAs): As described in its VCA, SAHA permits applicants to select a geographic area in which they are willing to accept a unit offer. For general occupancy units (at family developments) there are four TSAs with the boundaries as follows:

- (a) South TSA: Bounded on the east, south and west by Loop 410 and on the north by Highway 90;
- (b) Central TSA: Bounded on the east and west by the city limits, on the south by Highway 90 and on the north by a line that runs from the intersection of Loop 410 and the western city limit east on Loop 410 to Fredricksburg Road, then Southeast on Fredricksburg Road to Hildebrand Avenue, then east to New Braunfels Avenue, then south to Carnahan Street, then east to Harry Wurzbach Highway, then north to Rittman Rd, then east to N. Foster Rd then south to Binz Engleman Road and east to the eastern city limit;
- (c) Northeast TSA: Bounded on the east and north by the city limits, on the west by Highway 281, and on the south, from the intersection of Route 281 and Hildebrand Avenue east to New Braunfels Avenue, then south to Carnahan Street, then east to Harry Wurzbach Highway, then north to Rittman Rd, then east to N. Foster Rd then south to Binz Engleman Road and east to the eastern city limit.
- (d) Northwest TSA: Bounded on the west and north by the city limits, on the east by Highway 281 and on the south from the intersection of Route 281 and Hildebrand Avenue west to Loop 410 and then west to the intersection of Loop 410 and the western city limit.

For designated Elderly developments and Mixed Population Developments there are two TSAs, described as follows:

- (a) Central/South TSA: Boundaries combine those of the South and Central TSAs for general occupancy properties;
- (b) North TSA: Boundaries combine those of the Northeast and Northwest TSAs for general occupancy properties.

Each applicant currently on the waiting list and every applicant who applies after the date of this policy enactment shall be entitled to choose to be listed on the waiting list for up to three TSAs (for general occupancy developments) or both Elderly/Mixed Population TSAs (for such developments)

3. Opening and Closing Waiting Lists

- (a) SAHA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. SAHA may open or close the list for persons with a high preference category, or by TSA, unit size or type available. See (c) below **[Required, 24 CFR § 5.410]**
- (b) For any TSA, unit size or type, if the SAHA's highest waiting list preference category has sufficient applications to fill anticipated vacancies for the coming 12 months, SAHA may elect to: (a) close the waiting list completely; (b) close the list during certain times of the year; or (c) restrict intake by preference, type of project, or by size and type of dwelling unit **[Required, 24 CFR 5.410]**
- (c) Decisions about closing the waiting list will be based on the number of applications available for a particular size and type of unit, the number of applicants who qualify for a preference, and the ability of SAHA to house an applicant in an appropriate unit within a reasonable period of time (between twelve and eighteen months). A decision to close the waiting lists, restricting intake, or opening the waiting lists will be publicly announced.
- (d) During the period when the waiting list is closed, SAHA will not maintain a list of individuals who wish to be notified when the waiting list is re-opened.

4. Determining if the Waiting List may be Closed

SAHA will use its **Procedure on Opening and Closing the Waiting List**⁸ to determine whether the waiting list(s) may be closed.

5. Updating the Waiting List

- (a) Beginning in 2,001 SAHA will update each waiting list sublist (by unit type and BR size) at least once a year by contacting all applicants in writing⁹.

If, after two attempts in writing¹⁰, no response is received, SAHA will withdraw the names of applicants from the waiting list.

At the time of initial intake, SAHA will advise families of their responsibility to notify the SAHA when their circumstances, mailing address or phone numbers change.

- (b) SAHA will not remove an applicant's name from the waiting list except in accordance with its **Procedure on Updating the Waiting List and Removing Applications**.

6. Change in Preference Status While on the Waiting List

- (a) Families on the waiting list who did not qualify for a local or ranking preference when they applied may experience a change in circumstances that qualifies them for a preference. In such instances, it will be the family's duty to contact SAHA so that their status may be recertified or, depending on application processing status, reverified. Applicants whose preference status changes while they are on the waiting list will retain their original date and time of application.

- (b) To the extent that SAHA determines that the family does now qualify for a preference, they will be moved up on the waiting list in accordance with their preference(s) and their date and time of application. They will then be informed in writing of how the change in status has affected their place on the waiting list.

D. Processing Applications for Admission

1. SAHA will accept and process applications in accordance with applicable HUD Regulations and SAHA's **Procedure on Taking Applications and Initial Processing**. SAHA will work on the assumption that the facts certified to by the applicant in the preliminary application are correct, although all those facts will be subject to verification later in the application process.

2. Interviews and Verification Process

As applicants approach the top of the waiting list, they will be contacted and requested to come to the SAHA Occupancy Office for an interview to complete their applicant file. Applicants who fail to attend their scheduled interview or who cannot be contacted to schedule an interview will have their applications withdrawn, subject to reasonable accommodations for people with disabilities.

- (a) The following items will be verified according to SAHA's **Procedure on Verification**, to determine qualification for admission to SAHA's housing:
 - (i) Family composition and type (Elderly/Disabled/near elderly /non-elderly)
 - (ii) Annual Income
 - (iii) Assets and Asset Income

⁸ This policy refers to written procedures that cover, in this case, the closing of the waiting list. References to other administrative procedures is made periodically in the text of this policy. These procedures are separate documents that describe the work steps necessary to implement the policy choices made in this document. The procedures are for use by staff and may be modified or amended as needed without Board approval.

⁹ Or by the method designated at initial application by applicants with disabilities.

¹⁰ The first written communication will be sent by first class mail, the second written communication will also be sent by first class mail.

- (iv) Deductions from Income
- (v) Preferences
- (vi) Social Security Numbers of all Family Members Age 6+
- (vii) Information Used in Applicant Screening
- (viii) Citizenship or eligible immigration status of all family members
- (b) Third party written verification is the preferred form of documentation to substantiate applicant or resident claims. When it is not possible to obtain third party written verification, SAHA may also use (1) phone verifications with the results recorded in the file, dated, and signed by SAHA staff, (2) review of documents, and, if no other form of verification is available, (3) applicant certification. Applicants must cooperate fully in obtaining or providing the necessary verifications. When any form of documentation other than third party written verification is used, SAHA staff shall indicate in the file the reason for the use of alternative documentation.
- (c) Verification of eligible immigration status shall be carried out pursuant to **24 CFR § 5.5**. Citizens are permitted to certify to their status.

3. Applicants reporting zero income will be asked to complete a family expense form. The form will ask applicants to document how much they spend on food, transportation, health care, child care, debts, household items, etc. and what the source of income is for these expenses. The form is designed to capture regular cash and non-cash contributions to the family from persons outside the household. (If a “zero income” family is admitted, redeterminations of income will be performed every 60 days. See Section 3. C, Periodic Reexaminations, of this policy.)

4. SAHA’s records with respect to applications for admission to any low-income housing assisted under the United States Housing Act of 1937, as amended, shall indicate for each application the date and time of receipt; the applicant’s race and ethnicity; the determination by SAHA as to eligibility or ineligibility of the applicant; when eligible, the unit size(s) for which eligible; the preference, if any; and the date, location, identification, and circumstances of each vacancy offered and accepted or rejected. **[Required, 24 CFR § 85.42]**

E. The Preference System

1. **It is SAHA's policy that a preference does not guarantee admission.** Preferences are used to establish the order of placement on the waiting list. Every applicant must still meet SAHA's Resident Selection Criteria (described later in this policy) before being offered a unit.

2. **Factors other than preferences that affect the selection of applicants from the waiting list [Required, 24 CFR § 5.410 (d)]**

Before applying its preference system, SAHA will first match the characteristics of the available unit to the applicants available on the waiting list. Factors such as unit size, accessibility features, or type of project, limit the admission of families to those households whose characteristics “match” the characteristics and features of the vacant unit available.

By matching unit and family characteristics, it is possible that families lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application, or ahead of families with a higher preferences (e.g. the next unit available is an accessible unit and the only applicant family needing such features is in the non-preference pool, i.e. having no preference).

Factors other than the preference system that affect applicant selection for unit offers are described below:

- (a) When selecting a family for a unit that meets the UFAS standards for an **accessible or adaptable unit**, SAHA will give a preference to families that include persons with disabilities who can benefit from the unit’s features. First preference will be given to existing tenant families seeking a transfer and second preference will be given to applicant families.

If no family needing accessible features can be found for a unit with accessible features, SAHA will house a family not needing the unit features, subject to the requirement in the Tenant Selection and

Assignment Plan, under which a non-disabled family in an accessible unit will be required to move so that a family needing the unit features can take advantage of the unit.

- (b) When selecting a family for a unit in housing designated for elderly families, or disabled families, if any, SAHA will give a priority to elderly, disabled or near elderly families as described later in this section.
- (c) When selecting a family for a unit in a mixed population development (a property that houses both elderly and disabled families, as opposed to a general occupancy development that houses non-elderly families as well), SAHA will give equal priority to elderly families and disabled families as described later in this section.
- (d) When selecting a single person at a Mixed Population development, elderly, disabled or displaced single persons have priority over singles who are not elderly, disabled or displaced regardless of preferences. Single applicants who are not elderly, disabled or displaced can only be admitted after all elderly or disabled families or single displaced persons have been offered units.
- (e) Single applicants with disabilities may choose either to receive a unit offer at a Mixed Population development or in an appropriate-sized unit at a general occupancy development.

Preferences will be granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease), meet the definitions of the preferences described below.

1. Income Targeting

Among applicants with the same local and ranking preferences, applications will be sorted based on ranges of income.

- ?? Extremely Low Income Families with incomes between 0% and 30% of area median income (this group shall constitute at least 40% of all admissions in any year);
- ?? Very Low and Low Income Families with incomes between 31% and 80% of area median income (the target for this group is 60% of all admissions in any year); and

At least 40% of all applicants admitted in any year must be applicants with incomes at or below 30% of Area Median Income. This is a requirement of the Quality Housing and Work Responsibility Act of 1998 and SAHA's Annual Plan.

1. Local Preference

There is one local preference in effect for applicants who are willing to accept an offer at a development where their race or ethnicity does not predominate. This is called the Desegregative Preference. It shall be applied to all applicants who state their willingness to accept a desegregative housing offer, whether or not they actually receive such an offer. Applicants shall be categorized as either Desegregative Preference or No Local Preference.

2. Ranking Preference

Ranking preferences are used to sort between the two Local Preference groups (applicants **with** the Desegregative Preference and applicants without a Desegregative Preference). Ranking preferences are not aggregated so each applicant shall be granted the highest-ranking preference for which he/she qualifies.

- (a) First ranking preference is the **First Available preference** for applicants who are willing to accept the **first available unit without respect to its TSA**.
- (b) Second ranking preference is the **Displacement preference** for applicants who are being **displaced by Natural Disaster, Governmental Action or Domestic Violence**.
- (c) Third ranking preference is the **Upward Mobility preference** for applicants who **qualify as Upwardly Mobile** as defined in this policy. It is granted to applicant families with at least one adult member who is employed at least 20 hours per week, or is attending school or job training full time, or cannot work because all adult household members are either elderly or persons with disabilities.
- (d) Fourth preference is for applicants who do not qualify for any of the above ranking preferences.

SAHA's Procedure on Unit Offers and Applicant Placement will be used to order the Waiting List and make unit offers.

Families that qualify for none of the above preferences will be categorized as No-preference families.

3. Mixed Population Buildings Local Preference

In addition to sorting by income tier and local and ranking preferences, which applies to all SAHA's developments, SAHA elects to retain the former Federally mandated priority for single persons who are elderly, persons with disabilities, or persons displaced by governmental action over all other single persons when filling vacancies in its Mixed Population buildings.

4. Method of Applying Preferences

To ensure that SAHA admits the statutorily and Plan-required 40% of applicants per year with incomes below 30% of Area Median Income and, at the same time, does not create concentrations of families by income at any of its properties, SAHA will sort all applicants within both local and ranking preferences as extremely low income or very low, low income. Four out of every ten applicants admitted will be Extremely Low Income. Within each of the ranking preference categories, offers will be made by oldest application or, if applications are assigned random application numbers, the lowest number. [See 24 CFR § 960.211 (b)] The remaining six out of every ten applicants admitted, will be from very low and low income families, subject to the same ranking preferences sorted by application date and time or application number.

- (a) SAHA will house applicants for ready vacant units from the local Desegregative preference holders on the waiting list by selecting in order from applicants with ranking preferences who have chosen the First Available unit (no TSA), then Displacement applicants, then from Upward Mobility applicants within the Desegregative local preference, then no ranking preference applicants and then, if the Desegregative applications are exhausted, by selecting from the No Desegregative preference applicants within each ranking preference category.
- (b) SAHA will also offer units to existing residents on the transfer list. Some types of transfers are processed before new admissions and some types of transfers are processed with new admissions, using a ratio set forth in the Tenant Selection and Assignment Plan (TSAP). Transfers do not count toward the income targeting requirement.
- (c) SAHA will neither hold units vacant for prospective applicants with preferences, nor will it relax eligibility or screening criteria to admit otherwise unqualified applicants with preferences. If no applicants with incomes between 31 and 80 percent of area median income are available, extremely low income applicants will receive unit offers.

8. Definition of Displacement and Upward Mobility Preference

SAHA defines Displacement Preference to include applicants who can document that they have been displaced by a natural disaster declared by the President of the United States, or displaced, through no fault of their own by governmental action or domestic violence.

SAHA defines Upward Mobility to include all applicants with adult members who can document that they are employed at least 20 hours per week or involved in job training, including job training undertaken as a requirement of persons receiving Temporary Assistance to Needy Families, as defined in Section XII. Additionally, persons who cannot work because of age or disability qualify for this ranking preference.

Although the Upward Mobility preference has several subcategories, the subcategories will not be combined or aggregated in any way. Applicants will be considered for admission based on any one of the subcategories in which they qualify. Thus, an applicant whose family includes two members with Upward Mobility preferences does not rank any higher than a family that has only one member qualifying for the Upward Mobility preference.

9. Withholding Preferences

In its initial placement of applicants on the waiting list, SAHA does not verify qualification for a preference, but rather relies on the applicant's certification of eligibility. Preferences are verified prior to unit offers. As required by law, SAHA will withhold a preference from an applicant if any member of the applicant family is a person evicted from housing

assisted under the 1937 Housing Act during the past three years because of drug-related or criminal activity that threatens the health, safety or peaceful enjoyment of other residents or SAHA staff. **[Required, 24 CFR § 5.410 (a) (3)]** SAHA may grant an admissions preference in any of the following cases:

- (a) If SAHA determines that the evicted person has successfully completed a rehabilitation program approved by SAHA;
- (b) If SAHA determines that the evicted person clearly did not participate in or know about the drug-related criminal activity; or
- (c) If SAHA determines that the evicted person no longer participates in any drug-related or criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants or staff of SAHA.

10. Designated Housing

The preference system described above will work in combination with requirements to match the characteristics of the family to the type of unit available, including developments with HUD-approved designated populations, if any. When such matching is required or permitted by current law, SAHA will give preference to the families described below. The ability to provide preferences for some family types will depend on unit size available.

- (a) **Projects designated for the elderly:**¹¹ Elderly families will receive a priority for admission to units or buildings covered by a HUD-approved Designation Plan.
When there are insufficient elderly families on the waiting list, near-elderly families (head or spouse ages 50 to 61) will receive a priority for this type of unit.
- (b) **Projects designated for disabled families:**¹² Disabled families will receive a priority for admission to units or buildings that are covered by a HUD-approved Designation Plan.
- (c) **Mixed population Projects:**¹³ Elderly families, disabled families and families displaced by governmental action will receive equal priority for admission to such units.
All elderly, disabled or displaced applicants who are single persons shall be admitted before single persons who are not elderly, disabled nor displaced.
- (d) **General Occupancy Projects:** Disabled families shall be granted a preference over single persons and elderly families at General Occupancy Properties.

11. Administration of the Preferences

- (a) Depending on the time an applicant may have to remain on the waiting list, SAHA will either verify preferences at the time of application (when there is no waiting list or the waiting list is very short) or require that applicants certify to their qualification for a preference at the time of pre-application (when the wait for admission exceeds four months). Verification of preferences is one of the earliest steps in processing waiting list families for admission. Preference verifications shall be no more than 120 days old at the time of certification.

¹¹ This reference is to buildings or portions of buildings designated for the elderly by following HUD's requirements. Designation of housing for the elderly requires the preparation of a designated housing plan. The plan must be presented to HUD for review and approval.

¹² Buildings, floors and units can also be designated for disabled families, also by following the HUD requirements. This entails preparing a designated housing plan noting which buildings (if any) will be set aside for disabled families. HUD approval is required for the plan.

¹³ A mixed population project is a property (or portion of a property) that was: reserved for elderly and disabled families at its inception and has retained that character; or the SAHA obtained HUD approval to retain the property for elderly and disabled families. These projects were formerly known as elderly projects.

- (b) At the time of pre-application, SAHA will obtain the family's certification that it qualifies for a preference. Between pre-application and the application interview, the family will be advised to notify SAHA of any change that may affect their ability to qualify for a preference.
- (c) Applicants that are otherwise eligible and self-certified as qualifying for a preference will be placed on the waiting list in the appropriate applicant pool.
- (d) Applicants that self-certify to a preference at the time of pre-application and cannot verify current preference status at the time of certification will lose their preference status and their position on the waiting list. Families that cannot qualify for any of the preferences will be moved into the No-preference category, and to a lower position on the waiting list based on date and time of application.
- (e) Families that claim a preference at pre-application, but do not qualify for a preference at the time of application interview, will be notified in writing and advised of their right to an informal meeting as described below. If otherwise qualified, the family's application will then be placed on the waiting list in the appropriate No-preference category.

12. Notice and Opportunity for a Meeting [Required, 24 CFR § 960.211 (e)]

If an applicant claims but does not qualify for a preference, the applicant can request a meeting:

- (a) SAHA will provide a written notice if an applicant does not qualify for a preference. This notice shall contain: a brief statement of the reasons for the determination, and a statement that the applicant has the right to meet with SAHA's designee to review the determination.
- (b) If the applicant requests the meeting, SAHA shall designate an officer or employee to conduct the meeting. This person(s) can be the person who made the initial determination or reviewed the determination of his or her subordinate, or any other person designated by the SAHA. A written summary of this meeting shall be made and retained in the applicant's file.
- (c) The applicant will be advised that he/she may exercise other rights if the applicant believes that illegal discrimination, based on race, color, national origin, religion, age, disability, or familial status has contributed to the SAHA's decision to deny the preference.

F. Applicant Selection Criteria

1. It is SAHA's policy that all applicants shall be screened in accordance with HUD's regulations (24 CFR § 960) and sound management practices. During screening, SAHA will require applicants to demonstrate ability to comply with essential provisions of the lease as summarized below:

- (a) to pay rent and other charges (e.g. utility bills) as required by the lease in a timely manner;
- (b) to care for and avoid damaging the unit and common areas;
- (c) to use facilities and equipment in a reasonable way;
- (d) to create no health, or safety hazards, and to report maintenance needs;
- (e) not to interfere with the rights and peaceful enjoyment of the premises by others, and to avoid damaging the property of others;
- (f) not to engage in criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or staff; and not to engage in drug-related criminal activity; and
- (g) to comply with necessary and reasonable rules and program requirements of HUD and the SAHA.

2. How SAHA will check ability to comply with essential lease requirements:

- (a) Applicant ability and willingness to comply with the essential lease requirements will be checked and documented in accordance with SAHA's **Procedure on Applicant Screening**. Information to be considered in completing applicant screening shall be reasonably related to assessing the conduct of the

applicant and other family members listed on the application, in present and prior housing. Any costs incurred to complete the application process and screening will be paid by the SAHA.

- (b) The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected **not to**:
 - (i) Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare; [**Required, 24 CFR § 960.205 (b)**]
 - (ii) Adversely affect the physical environment or financial stability of the project; [**Required, 24 CFR § 960.205 (b)**]
 - (iii) Violate the terms and conditions of the lease; [**See 24 CFR § 8.3 Definition: Qualified individual with handicaps**]
 - (iv) Require services from SAHA staff that would alter the fundamental nature of SAHA's program. [**See 24 CFR § 8.3 Definition: Qualified individual with handicaps**]
- (c) SAHA will conduct a detailed interview of all applicants using an interview checklist. The checklist is part of the screening procedures (**Screening Procedure**) used in support of this policy. The form will ask questions based on the essential elements of tenancy. Answers will be subject to third party verification. [**Required, 24 CFR §960.206 (a) &(b)**]
- (d) SAHA will complete a credit check and a rental history check on all applicants.
- (e) Payment of funds owed to SAHA or any other housing authority is part of the screening evaluation. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. SAHA will reject an applicant for unpaid balances owed SAHA by the applicant for any program that SAHA operates. SAHA expects these balances to be paid in full (either in a lump sum or over time) before initiating the full screening process. SAHA will not admit families who owe back balances. [**See 24 CFR § 960.205 (b)(1)**]
- (f) SAHA will complete a criminal background check on all adult applicants or any member for whom criminal records are available. Before the SAHA rejects an applicant on the basis of criminal history, the SAHA must notify the household of the proposed rejection and must provide the household member whose criminal history is at issue with a copy of the criminal record and an opportunity to dispute the accuracy and relevance of that record. [**24 CFR § 960.204 (c)**]
- (f) If the landlord check, the criminal history check or the home visit indicates that an applicant household member may be currently engaged in illegal use of drugs, as demonstrated by recent arrests or conviction of use of illegal drugs, destruction of property, violent activity against another person, or interference with the rights to peaceful enjoyment of other residents, the SAHA shall seek information from a drug abuse treatment facility to determine whether the facility has reasonable cause to believe the household member is currently engaging in illegal drug use.
- (g) SAHA will complete a home visit on all applicants that have passed criminal history screening and have marginal landlord references. Housekeeping inspections will be used to determine whether the applicant's housekeeping would contribute to health or sanitation problems. SAHA staff completing the home visit must consider whether the conditions they observe are the result of the applicant's treatment of the unit or whether they are caused by the unit's overall substandard condition.
 - (i) Housekeeping criteria shall include, but not be limited to:
 - Conditions in living room, kitchen (food preparation and clean-up), bathroom, bedrooms, entrance-ways, halls, and yard (if applicable);
 - Cleanliness in each room; and
 - General care of appliances, fixtures, windows, doors and cabinets.
 - (ii) Other SAHA lease compliance criteria will also be checked, such as:

Evidence of destruction of property;
 Unauthorized occupants;
 Evidence of criminal activity; and
 Conditions inconsistent with application information.

(iii) All applicants shall have at least two days' advance written notice of Home Visits.

(iv) The purpose of the Home Visit is to obtain information to be used in determining the applicant's compliance with Applicant Screening Criteria.

(h) All applicants are required to attend and complete SAHA's Pre-Occupancy Orientation.

(i) SAHA's examination of relevant information respecting past and current habits or practices will include, but is not limited to, an assessment of:

?? The applicant's past performance in meeting financial obligations, especially rent and utility bills. **[Required, 24 CFR § 960.203 (c) (1)]**

?? A record of disturbance of neighbors (sufficient to warrant a police call) destruction of property, or living or housekeeping habits at present or prior residences that may adversely affect the health, safety, or welfare of other tenants or neighbors. **[Required, 24 CFR § 960.203 (c) (3)]**

?? Any history of criminal activity on the part of any applicant family member involving crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff or cause damage to the unit or the development. **[Required, 24 CFR § 960.203 (c)(3)]**

- The SAHA may require an applicant to exclude a household member in order to be admitted to the housing program if that household member has participated in or been culpable for criminal actions that warrant rejection of the application;

- The SAHA may, if a statute requires that the SAHA prohibit admission for a prescribed period of time after some disqualifying behavior or event, choose to continue that prohibition for a longer period of time.

?? A record of eviction from housing or involuntary termination from residential programs (taking into account date and circumstances).

?? An applicant's ability and willingness to comply with the terms of SAHA's lease. **[24 CFR § 8.2 Definition: Qualified Individual with Handicaps]**

(j) The SAHA is **required** to reject the applications of certain applicants for criminal activity or drug abuse by household members:

?? The SAHA shall reject the application of any applicant for three years from the date of eviction if any household member has been evicted from any federally assisted housing for drug-related criminal activity. However, the SAHA may admit the household if the SAHA determines that: **[Required 24 CFR § 960.204 (a)]**

- The evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program approved by the SAHA, or

- The circumstances leading to the eviction no longer exist (for example, the criminal household member has died or is imprisoned).

?? The SAHA shall reject the application of a household if:

- The SAHA determines that any household member is currently engaging in illegal use of a drug (For purposes of this section a household member is "currently engaged in" the criminal activity

if the person has engaged in the behavior recently enough to justify a belief that the behavior is current; or

- The SAHA determines that it has reasonable cause to believe that a household member's illegal use or pattern of illegal use of a drug may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

?? The SAHA shall reject the application of a household permanently if any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of any federally assisted housing;

?? The SAHA shall reject the application of a household if any member of the household is subject to a lifetime registration requirement under a State sex offender registration program;

?? The SAHA shall reject the application of a household if any member of the household's abuse or pattern of abuse of alcohol may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents. To invoke this reason for rejection of an application, the SAHA must be able to show a relationship between the applicant household member's abuse of alcohol and behavior that threatens the health, safety, or right to peaceful enjoyment of other residents.

- (k) An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition or rent will result in rejection. Unintentional mistakes that do not confer any advantage to the applicant will not be considered misrepresentations.
- (l) Applicants must be able to demonstrate the ability and willingness to comply with the terms of SAHA's lease, either alone or with assistance that they can demonstrate they have or will have at the time of admission.¹⁴ **[24 CFR § 8.2 Definition: Qualified Individual with Handicaps]** Availability of assistance is subject to verification by SAHA.

3. Screening applicants who claim mitigating circumstances

- (a) If negative information is received about an applicant, SAHA shall consider the time, nature, and extent of the applicant's conduct and to factors that might indicate a reasonable probability of favorable future conduct. To be factored into SAHA's screening assessment of the applicant, mitigating circumstances must be verifiable. **[Required, 24 CFR §960.205(d)]**
- (b) Mitigating circumstances¹⁵ are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified, indicate both: (1) the reason for the unsuitable rental history and/or behavior; and (2) that the reason for the unsuitable rental history and behavior is no longer in effect or is under control, **AND** applicant's prospect for lease compliance is an acceptable one, justifying admission. Mitigating circumstances would overcome or outweigh information already gathered in the screening process.
 - (c) If the applicant asserts that the mitigating circumstances relate to a change in disability, medical condition or course of treatment, SAHA shall have the right to refer such information to persons qualified to evaluate the evidence and verify the mitigating circumstance. SAHA shall also have the

¹⁴ Applicants whose landlord, financial, criminal and other references demonstrate that they are already willing and able to comply with lease terms in their existing housing will be considered to have met this criterion, whether or not they are disabled. Applicants whose housing situations make it difficult for SAHA to determine whether or not they are able and willing to comply with lease terms (e.g. because they are homeless, are living with friends or relatives, or have other non-traditional housing circumstances) will have to demonstrate ability and willingness to comply with lease terms whether or not they are disabled.

¹⁵ The discussion of mitigating circumstance in this paragraph is applicable to all applicants. SAHA is required by regulation to consider mitigating circumstance, see 24 CFR § 960.205 (d) (1).

right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited to the information necessary to verify the mitigating circumstances claimed by the applicant or, in the case of a person with disabilities, to verify a reasonable accommodation.

- (d) Examples of mitigating circumstances might include: **[Required, 24 CFR § 960.205 (d)]**,
 - (i) Evidence of successful rehabilitation;
 - (ii) Evidence of the applicant family's participation in social service or other appropriate counseling service; or
 - (iii) Evidence of successful and sustained modification of previous disqualifying behavior.
- (e) Consideration of mitigating circumstances does not guarantee that applicant will qualify for admission. SAHA will consider such circumstances in light of:
 - (i) the applicant's ability to verify the claim of mitigating circumstances and his/her prospects for improved future behavior;
 - (ii) the applicant's overall performance with respect to all the screening requirements; and
 - (iii) the nature and seriousness of any criminal activity, especially drug related criminal activity that appears in the applicant's record.

4. Qualified and Unqualified Applicants

- (a) Verified information will be analyzed and a determination made with respect to:
 - (i) Eligibility of the applicant as a family; **[Required, 24 CFR § 5.403]**
 - (ii) Eligibility of the applicant with respect to income limits for admission; **[Required, 24 CFR § 5.603]**
 - (iii) Eligibility of the applicant with respect to citizenship or eligible immigration status; **[24 CFR § 5.5]**
 - (iv) Unit size required for and selected by the family;
 - (v) Preference category (if any) to which the family is entitled; **[24 CFR § 5.4]** and
 - (vi) Qualification of the applicant with respect to the Applicant Selection Criteria. **[Required, 24 CFR § 960.205]**
- (b) Families determined to be qualified will be notified by SAHA of the approximate date of occupancy insofar as that date can be reasonably determined. **[Required, 24 CFR § 960.207(b)]** However, the date stated by SAHA is just an estimate and does not mean that applicants should necessarily expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon many factors SAHA does not control, such as turnover rates, and market demands as they affect bedroom sizes and project location. **[Required, 24 CFR § 960.207 (b)]**
- (c) Applicants determined unqualified for admission will be promptly notified. These applicants will receive a Notice of Rejection from SAHA, stating the basis for such determination. SAHA shall provide such applicants with an opportunity for informal review of the determination as described in **Procedure for Informal Hearing for Rejected Applicants**. The informal hearing for applicants should not be confused with the resident grievance process. Applicants are not entitled to use of the resident grievance process. **[Required, 24 CFR § 960.207(a)]**
- (d) Applicants known to have a disability that are determined eligible but fail to meet the Applicant Selection Criteria, will be offered an opportunity for a second meeting to have their cases examined to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the Screening Procedures.

G. Occupancy Guidelines

1. Units shall be occupied by families of the appropriate size. This policy maintains the usefulness of the units, while preserving them both from excessive wear and tear and underutilization. It is also fully compliant with HUD rules related to Occupancy Standards.

Minimum and Maximum-Number-of-Persons-Per Unit Standard			
<u>Number of Bedrooms</u>	<u>Min Persons/Unit</u>	<u>Max Persons/Unit</u>	
<u>(Largest Unit Size)</u>	<u>(Smallest Unit Size)</u>		
0BR	1	1	
1BR	1	2	
2BR	2	4	
3BR	3	6	
4BR	4	8	
5BR	5	10	

The following principles govern the size of unit for which a family will qualify. Generally, two people are expected to share each bedroom, except that units will be so assigned that:

- (a) It will not be necessary for persons of different generations or opposite sex, other than husband and wife, to occupy the same bedroom, although they may do so at the request of the family.
- (b) Exceptions to the largest permissible unit size may be made in case of reasonable accommodations for a person with disabilities.
- (c) Two children of the opposite sex will not be required to share a bedroom, although they may do so at the request of the family.
- (d) An unborn child will not be counted as a person in determining unit size. A single pregnant woman may be assigned to a one bedroom unit. In determining unit size, SAHA will count a child who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school.
- (e) A single head of household parent shall not be required to share a bedroom with his/her child, although they may do so at the request of the family.
- (f) A live-in attendant may be assigned a bedroom. Single elderly or disabled residents with live-in attendants will be assigned one or two bedroom units.
- (g) Efficiency apartments will be occupied first by persons who prefer efficiencies to 1 BR units. Once applicants who prefer efficiencies have been housed, single individuals applying to Mixed Population buildings who wish to live in 1 Bedroom units (rather than efficiencies) will participate in a lottery to determine whether they will be offered a 1 BR or an efficiency.

2. The Local Housing Code of two persons per bedroom will be used as the standard for the smallest unit a family may be offered. Individual housing units with very small or very large bedrooms or other specific situations that inhibit or encourage lower or higher levels of occupancy may be permitted to establish lower or higher occupancy levels. The SAHA must make the case that such occupancy levels will not have the effect of discriminating on the basis of familial status.

3. The largest unit size that a family may be offered would provide no more than one bedroom per family member, taking into account family size and composition.

4. When a family applies for housing, and each year when the waiting list is updated, some families will qualify for more than one unit size. Both at application and at update, the applicant family must choose the waiting sublist corresponding to one of the unit sizes for which they qualify. Factors that might affect the family's decision could include cultural standards, length of time the family would have to wait for smaller vs. larger units, and the age, relationship and gender of family members. Based on the family's choice, they will be placed on the appropriate waiting sublist by unit size. The family (not the SAHA) decides which size of unit they wish to be listed for (corresponding to the smallest, largest or a unit in between, for which they qualify).

5. When a family is actually offered a unit, if they no longer qualify for the unit size corresponding to the waiting

sublist, they will be moved to the appropriate sublist, retaining their preferences and date and time of application. This may mean that they may have to wait longer for a unit offer.

6. A family that chooses to occupy a smaller size unit must agree not to request a transfer until their family size changes.

7. **IMPORTANT:** The unit size standards shall be discussed with each applicant family that qualifies for more than one unit size. Families will also be informed about the status and movement of the various waiting lists and sublists maintained by SAHA. Families shall be asked to declare in writing the waiting list on which they wish to be placed. If a family opts for a smaller unit size than would normally be assigned under the largest unit size standard (because, for example, the list is moving faster), the family will be required to sign a statement agreeing to occupy the unit assigned at their request until their family size or circumstances change. The SAHA shall change the family's sublist at any time while the family is on the waiting list at the family's request.

III. Tenant Selection and Assignment Plan

Organization of the Waiting List

1. Tenant Selection Area Waiting List

It is SAHA's policy that each applicant shall be assigned his/her appropriate place on Tenant Selection Area waiting list in sequence based upon:

?? type and size of unit needed and selected by the family (e.g. general occupancy building, accessible or non-accessible unit, number of bedrooms);

?? applicant preference or priority, if any; and

?? date and time the application is received or application number, whichever is applicable.

SAHA will maintain its waiting list in the form of a computerized list that records the type and size of unit needed, each applicant's priority/preference status, the date and time of application, and the race and ethnicity of the family head.

All current applicants will be given an opportunity to list up to three Tenant Selection Areas where they would accept a unit offer or to opt for the "first available" unit offer. Thereafter, new applicants would have the same opportunity to select up to three TSAs or "first available" unit offer. "Once the initial TSA lists are established all applicants will be informed of the length of each list and have an opportunity when their application is updated to change their TSA selection.

A. Unit Offers to Applicants

1. The plan for assignment of dwelling units to assure equal opportunity and nondiscrimination on grounds of race, color, sex, religion, national origin, disability or familial status is PLAN "A" with modifications as described below. Under Plan A, the first qualified applicant in sequence on the waiting list is made one offer of a unit of appropriate size and type. The applicant must accept the vacancy offered or be dropped from the waiting list. Applicants who are removed from the waiting list because they refuse unit offers without good cause ~~may not reapply for housing for 12 months.~~ will result in applicant's being dropped to the end of the waiting list and assigned a new date and time of application.

2. SAHA will first match the characteristics of the unit available to the highest ranking applicant for a unit of that size, type and special features (if any), taking into account any limitations on admission because of designated housing (if applicable). Local and ranking references, if any, will then be used to determine the order of selection from the waiting list. If two applicants need the same type and size of unit and have the same preference status, the applicant with the earlier date and time of application or lower application number will receive the earliest offer.

3. Further, in the selection of a family for a unit with accessible features, SAHA will give preference to families that include a person with disabilities who can benefit from the unit features.

4. In selecting applicants for offers of units, SAHA will take into account any local preferences that may be properly adopted. In determining what local preferences to adopt, SAHA must consider the requirements of the Quality Housing and Personal Responsibility Act of 1998 and local housing needs and conditions.

5. The local preferences, described above will be a factor in most admissions, although there may be instances (e.g. a unit with accessible features is ready and no applicant in the targeted preference group needs the features) when the SAHA will make an offer to an applicant who does not qualify for a local preference. Certain types of transfers will also be processed with new admissions. See Section F. for the ratio of transfers to new admissions.

6. The applicant must accept the vacancy offered within 3 working days of the date the offer is communicated (by phone, mail, or the method of communication designated by the applicant) or be removed from the waiting list. (See good cause discussion below) All offers made over the phone will be confirmed by letter to the applicant. If unable to contact an applicant by phone or first class mail, SAHA will send a second letter by first class mail.

7. If more than one unit of the appropriate size and type is available, the first unit to be offered will be the unit that is or will be ready for move-in first. If more than one unit of appropriate size and type are made ready on the same day, the unit to be offered will be the unit that was vacated earliest. "Ready for move-in" means the unit has no Housing Quality Standard deficiencies and is broom clean.

C. Due Process Rights for Applicants

To ensure that filling vacant units occurs in a timely manner, it is necessary to have a waiting list that is complete and accurate. While it is the responsibility of each applicant to keep SAHA apprised of any changes in his/her address, phone number, family income or other family circumstances, no applicant on the waiting list, now or in the future, shall be removed from the waiting list except when one of the following situations occurs:

1. The applicant receives and accepts an offer of housing;
2. The applicant requests that his/her name be removed from the waiting list;
3. The applicant is rejected, either because he/she is ineligible for public housing at the time of certification, or because he/she fails to meet the applicant selection criteria¹⁶; or
4. The application is withdrawn because the SAHA attempted to contact the applicant for an annual waiting list update, to schedule a meeting or interview, to offer or show a unit, or for some other reason, and was unable to contact the applicant at the address provided by the applicant.

In attempting to contact to contact an applicant, the following two methods shall be undertaken before an application may be withdrawn:

- ?? The applicant will be sent a letter by first class mail to the applicant's last known address, asking the applicant to contact SAHA¹⁷ either by returning the update postcard or in person, bringing proof of identity;
 - ?? When five working days have elapsed from the date when the SAHA mails the letter, if there is no response from the applicant, the applicant will be sent the same letter by first class mail;
 - ?? If an applicant contacts SAHA as required within any of the deadlines stated above, he/she shall be reinstated at the former waiting list position.
 - ?? When SAHA is unable to contact an applicant by first class mail to schedule a meeting, or interview or to make an offer, SAHA shall suspend processing of that application until the applicant is either withdrawn (no contact by the applicant) or reinstated (contact by the applicant within the stated deadlines). While an application is suspended, applicants next in sequence will be processed.
1. Persons who fail to respond to SAHA attempts to contact them because of situations related to a disability shall be entitled to reasonable accommodation, provided that the situation can be verified to be related to a disability. In such circumstances SAHA shall reinstate these individuals to their former waiting list positions.
 2. Families whose applications are withdrawn or rejected as described above can only be placed on the waiting list again by applying for housing at a time that the waiting list is open. Families who refuse unit offers without good cause will be dropped to the end of the waiting list and assigned a new date and time of application.

D. Good Cause for Applicant Refusal of Unit Offer

If an applicant is willing to accept the unit offered but is unable to move at the time of the offer and presents to the satisfaction of SAHA, clear evidence ("good cause") that acceptance of the offer of a suitable vacancy will result in undue hardship not related to considerations of race, color, sex, religion or national origin, the applicant will not be dropped to the bottom of the list.

1. Examples of "good cause" for refusal of an offer of housing include, but are not limited to:

¹⁶ All rejected applicants are entitled to a complete explanation of the reason for their rejection and an informal hearing at which they may present reasons why they should not be rejected. See the Procedure on Informal Hearings for Rejected Applicants.

¹⁷ Except that SAHA shall contact persons with disabilities according to the methods such individuals have previously designated. Such methods of contact could include verbal or in-person contact or contacting relatives, friends or advocates rather than the person with disabilities.

- ?? The unit is not ready for move-in at the time of the offer of housing. “Ready for move-in” means the unit has no Housing Quality Standard deficiencies and is broom clean. If an applicant refuses a unit because it is not ready for move-in, the applicant will be offered the next unit that **is** ready for move-in;
- ?? The unit is inaccessible to source of employment, disability services, education, or job training, children’s day care, or educational program for children with disabilities¹⁸, so that accepting the unit offer would require the adult household member to quit a job, lose essential services, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities;
- ?? The family demonstrates to SAHA’s satisfaction that accepting the offer will place a family member’s life, health or safety in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption;
- ?? A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (each as listed on final application) or live-in aide necessary to the care of the principal household member;
- ?? The unit is inappropriate for the applicant’s disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a 30 day notice to move; or
- ?? The unit has lead based paint and the family includes a child or children under age seven; or
- ?? The unit is located at a site designated for Move to Work or Family Self Sufficiency and the family does not choose to participate in either of these programs; or
- ?? An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; or
- ?? The applicant is serving in a sequestered jury at the time of the unit offer.

2. The applicant must be able to document that the hardship claimed is good cause for refusing an offer of housing. Where good cause is verified, the refusal of the offer shall not require that the applicant be dropped to the bottom of the waiting list or otherwise affect the family’s position on the waiting list. (In effect, the family’s application will remain at the top of the waiting list until the family receives an offer for which they have no good cause refusal.)

3. SAHA will maintain a record of units offered, including location, date, and circumstances of each offer, and each acceptance or refusal, including the reason for the refusal.

D. Dwelling Units with accessible/adaptable features

1. Before offering a vacant accessible unit to a non-disabled applicant, SAHA will offer such units:

- ?? First, to a current occupant of another unit of the same development, or other public housing developments under SAHA’s control, having a disability that requires the special features of the vacant unit (in effect, a transfer of the occupant with disabilities from a non-adapted unit to the vacant accessible/adapted unit).
- ?? Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

2. When offering an accessible/adaptable unit to a non-disabled applicant, SAHA will require the applicant to sign an agreement to move to an available non-accessible unit within 30 days when either a current resident or an applicant with a disability needs the unit. This requirement is also reflected in the lease agreement signed with the applicant.

E. Leasing and Occupancy of Dwelling Units

Applications for admission and transfer will be processed centrally. Initial intake, waiting list management, screening, and assigning of housing (including transfers) will be made from the central office. Offers may be made in person, in writing or by phone from the central office or the development

¹⁸ If the applicant has a child participating in such a program.

F. Transfers

SAHA has five possible types of transfers: Emergency, Administrative - Category 1, Category 2 and Category 3, and Incentive¹⁹ transfers. The definition of each type of transfer is found in the Transfer section of the Admissions and Occupancy Policy.

1. Emergency and Category 1 and 2 administrative transfers and Incentive transfers will take priority over admissions. Category 3 administrative transfers will be processed at the rate of four admissions to each transfer. The specific definitions of each type of transfer are covered in Section V, Transfers, below.
2. Tenants on the transfer list may refuse transfer offers for the “good cause” reasons cited in Section C above without losing their position on the transfer list.
3. Tenants who refuse a transfer offer without good cause may be removed from the transfer list and tenants whose transfers are mandatory are subject to lease termination.
4. Tenants are entitled to use the SAHA Grievance Procedure if they are refused the right to transfer or if SAHA is requiring them to transfer and they do not want to do so.

¹⁹ If the SAHA has no units appropriate for Incentive Transfers, but such units are developed or acquired in the future, this policy will be activated by Board resolution.

IV. Leasing Policies

A. General Leasing Policy

1. All units must be occupied pursuant to a lease that complies with HUD's regulations **[Required, 24 CFR § 966]**.
2. The lease shall be signed by the head, co-head or spouse, and all other adult members of the household accepted as a resident family and by the Executive Director or other authorized representative of SAHA, prior to actual admission. **[24 CFR § 966.4 (p)]**
3. Changes in family composition, income, or status between the time of the interview with the applicant and the showing of the unit, or between annual reexaminations will be processed centrally. Managers shall work with SAHA's central Occupancy office to forward necessary information and coordinate this activity with the applicant or resident family.
4. If a resident transfers from one SAHA unit to another, a new lease will be executed for the dwelling into which the family moves. **[24 CFR § 966.4 (c)(3)]**
5. If at any time during the life of the lease agreement, a change in the resident's status results in the need for changing or amending any provision of the lease, either:
 - (a) A new lease agreement will be executed, or
 - (b) A Notice of Rent Adjustment will be executed, or
 - (c) An appropriate rider will be prepared and made a part of the existing lease, or appropriate insertions made within the lease. All copies of such riders or insertions are to be dated and signed by the Resident and by the Executive Director or other authorized representative of the Housing Authority. **[24 CFR § 966.4 (o)]**
6. Residents must advise SAHA if they will be absent from the unit for more than 7 days. Residents are required to notify the manager and make arrangement to secure the unit and provide a means for SAHA to contact the resident in the event of an emergency. Failure to advise SAHA of an extended absence is grounds for termination of the lease.

B. Showing Units Prior to Leasing

1. When offering units, SAHA will provide the applicant with a brief property description and other information to help orient the applicant to the neighborhood and location in the property. Staff making offers will be familiar with SAHA's housing sites. If the offer of a unit is preliminarily accepted by the applicant, the manager of the property will be advised of the offer and will contact the applicant to set up a date to show the unit. (Intake procedures are described more fully in **SAHA Procedure on Taking Applications and Initial Processing**.)
2. Once the unit is shown and the applicant accepts the unit, the manager will execute a lease. If the applicant refuses the unit, a signed reason for refusal should be obtained from the applicant if possible. The form is then sent to central office for a "good cause" determination. **No lease will have an effective date before the unit is ready for occupancy. [24 CFR § 966.4 (i)]**
3. Managers will only show and lease units of the appropriate size. Families may choose to lease units of sizes between the largest and smallest unit for which they qualify. If a family opts to lease a unit smaller than the largest unit for which they qualify, the family shall agree in writing to remain in that size unit until family size or circumstances require a larger unit.
If an exception to SAHA's largest unit standard is approved for the applicant, this information will be noted on the leasing packet sent to the manager. No exceptions will be granted to the smallest unit standard, since this would result in overcrowding.

C. Occupancy, Additions to the Household and Visitors

1. Only those persons listed on the most recent certification form and lease shall be permitted to occupy a dwelling unit. **[24 CFR §§ 960.209 (b) and 966.4 9 (a)(2)]** Except for natural births to or adoptions by family members, or Court awarded custody, any family seeking to add a new member must request approval in writing prior to the new member occupying the unit. This would include situations in which a resident is granted informal custody or kinship care of a

child or children not previously listed on the application or lease. Also included, would be situations in which a person (often a relative) came to the unit as a visitor but stayed on in the unit because the tenant needed support, for example, after a medical procedure. [24 CFR § 966.4 (f)(3) & (c)(2)] All persons listed on the most recent certification form and the lease must use the dwelling unit as their sole residence.

2. Following receipt of a family's request for approval to add a new person or persons to the lease, SAHA will conduct a pre-admission screening of any proposed new adult members. The results of screening shall be used to determine whether the SAHA will approve admitting the new member.

Children under the age below which Juvenile Justice records are made available, or added through a formal custody award or kinship care arrangement are exempt from the pre-admission screening process, although the resident still needs prior permission from SAHA to add children other than those born to or adopted by family members. The exemption age specified in this paragraph is subject to change should the State or locality modify its laws concerning the availability of police or court records for juvenile offenders.

3. Examples of situations where the addition of a family or household member is subject to screening are:

- (a) Resident plans to be married and files a request to add the new spouse to the lease;
- (b) Resident is awarded custody of a child over the age for which juvenile justice records are available;
- (c) Resident desires to add a new family member to the lease, employ a live-in aide, or take in a foster child(ren) over the age for which juvenile justice records are available;
- (d) A unit is occupied by a remaining family member(s) under age 18 (who is not an emancipated minor) and an adult, not a part of the original household, requests permission to take over as the head of the household; and
- (e) Resident is being considered for an Incentive Transfer.

4. Residents who fail to notify SAHA of additions to the household or who permit persons to join the household without undergoing screening are in violation of the lease. Such persons will be considered unauthorized occupants by SAHA and the entire household will be subject to eviction. [24 CFR § 966.4 (f)(3)]

5. Visitors may be permitted in a dwelling unit so long as the visitors have no previous history of behavior on SAHA premises that would be a lease violation. Visits of less than seven days need not be reported to or approved by the Manager. Visits of more than seven and less than fourteen days are permitted, provided they are reported to the Manager within 72 hours and authorized by the manager. Visits of more than fourteen calendar days shall be authorized only by the Executive Director or designee with advance documentation of extenuating circumstances. Visitors remaining beyond this period shall be considered trespassers and the head of the household shall be guilty of a breach of the lease.

6. In accordance with the lease, roomers and lodgers shall neither be permitted to occupy a dwelling unit, nor shall they be permitted to move in with any family occupying a dwelling unit. Violation of this provision is ground for termination of the lease. [24 CFR § 966.4 (f) (2)]

7. Residents will not be given permission to allow a former resident of SAHA who has been evicted to occupy the unit for any period of time. Violation of this requirement is ground for termination of the lease.

8. Family members over age 17 or emancipated minors who move from the dwelling unit to establish new household shall be removed from the lease. [24 CFR § 966.4 (f)(3)] The resident has the responsibility to report the move-out within 30 calendar days of its occurrence.

These individuals may not be readmitted to the unit and must apply as a new applicant households for placement on the waiting list (subject to applicable income limits, preferences, resident selection, and screening requirements). Medical hardship, or other extenuating circumstances shall be considered by SAHA in making determinations under this paragraph.

V. Transfer Policy

A. General Transfer Policy

1. It is SAHA's policy that transfers will be made without regard to race, color, national origin, sex, religion, or familial status. Residents can be transferred to accommodate a disability. **[Required, 24 CFR § 100.5]**
2. Residents will not be transferred to a dwelling unit of equal size within a site or between sites except to alleviate hardship of the resident or other undesirable conditions as determined by the Executive Director or designee.
3. Residents will receive one offer of a transfer. Refusal of that offer without good cause will result in lease termination for mandatory transfers or the removal of the household from the transfer list for voluntary transfers. The good cause standard applicable to new admissions shall apply to transfers.
4. Transfers will be processed centrally by the Admissions and Occupancy Office. Residents may apply to their manager for a transfer, but all paperwork, verifications and unit assignments shall be made centrally.

B. Types of Transfers

1. This policy sets forth several categories of transfers. Priority for transfer and the order in which families are transferred shall be subject to the hierarchy by category set forth below.

- (a) Emergency Transfers are **mandatory** when the unit or building conditions poses an immediate threat to resident life, health or safety, as determined by SAHA. Emergency transfers within sites or between sites may be made to: permit repair of unit defects hazardous to life, health, or safety; alleviate verified disability problems of a life threatening nature; or, based on threat assessment by a law enforcement agency, protect members of the household from attack by the criminal element in a particular property or neighborhood.

These transfers shall take priority over new admissions.

- (b) Category 1 Administrative transfers include mandatory transfers to: remove residents who are witnesses to crimes and may face reprisals (as documented by a law enforcement agency); provide housing options to residents who are victims of hate crimes or extreme harassment; alleviate verified medical problems of a serious (but not life-threatening) nature; permit modernization or demolition of units; or permit a family that requires a unit with accessible features to occupy such a unit. Category 1 also includes voluntary transfers for deconcentration of higher income residents to sites where lower incomes predominate. Such families shall receive special rent deductions equal to 25 percent of the family's earned income.

These transfers shall take priority over new admissions.

Requests for these transfers will be made to the manager. The Resident shall provide the necessary documentation to substantiate the need for a such transfers. Transfers may also be initiated by SAHA (e.g. moving a person with mobility problems to a unit with accessible features).

- (c) Category 2 Administrative transfers are mandatory transfers within sites or between sites to correct serious occupancy standards problems (over or under the SAHA's standards) as described below.

These transfers will take priority over new admissions.

Category 2 transfers to correct occupancy standards will only be made if the family size is so small that it includes fewer persons than the number of bedrooms, or so large that the household members over age 4 would equal more than two persons per bedroom. **These transfers are mandatory.**

If a family's size is between the smallest and largest size permissible for the unit, the family may request a transfer, but it shall be considered a Category 3 transfer.

- (d) Category 3 Administrative transfers are mandatory transfers within sites or between sites may be made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy standards (Voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g. to permit older children of opposite sexes to have separate

bedrooms); or address situations such as neighbor disputes that are not criminal but interfere with the peaceful enjoyment of the unit or common areas.

These transfers will not take priority over new admissions. They will be processed at the rate of one transfer to four admissions.

- (e) Incentive Transfers: As described in detail below, Incentive Transfers are offered to new or recently modernized units, on a nondiscriminatory basis to residents with good rental histories who agree to move to developments with current racial or ethnic impaction where their race or ethnicity does not predominate. Incentive transfers are also offered to fully qualified residents of extremely low income to help deconcentrate locations where residents with higher incomes predominate.

These transfers take priority over new admissions, with transfers being processed at the rate of three transfers to each admission.

2. Whenever feasible, transfers will be made within a resident's area.

C. Processing Transfers

1. A centralized transfer waiting list will be administered by the Occupancy Division. Managers are responsible for submitting requests for transfer including necessary documentation, to the Occupancy Specialist Manager.
2. Transfers will be sorted into their appropriate categories by the Occupancy staff. Admissions will be made in the following order:

- ?? First: Emergency transfers, then
- ?? Category 1 Administrative Transfers,
- ?? Category 2 Administrative Transfers,
- ?? Incentive Transfers,
- ?? Applicants, and, at a rate of four applicants to every transfer,
- ?? Category 3 Administrative Transfers

Within each category, transfer applications will be sorted by the date the completed file (including any verification needed) is received from the manager.

3. Deconcentration transfers shall be offered as follows:

- ?? As units turn over at properties with predominantly higher average incomes, incentive transfers shall be offered to the qualified extremely low income family that has been on the transfer waiting list the longest;
- ?? As units turn over at properties with predominantly extremely low average incomes higher income families from higher income properties will be offered a voluntary transfer to be accompanied by a deduction of 25 percent of the family's earned income so long as they remain at the extremely low income property.

4. Category 2 transfers to correct occupancy standards may be recommended at time of re-examination or interim Redetermination. This is the only method used to determine over/under housed status.

5. Residents in a Category 2 over/under housed status will be advised in their 30 day "Notice of Result of Reexamination" that a transfer is recommended and that the family has been placed on the transfer list. Interviewers will record transfer recommendations in duplicate for each manager affected by the transfer.

6. When a head of a household, originally housed in a bedroom by him/herself, has or adopts a child, the family will not be approved for a Category 2 transfer until the child is two (2) years of age. Exceptions: spouse or partner returns to the unit, marriage takes place, or family decides to remain in the unit and the unit is large enough (using the smallest unit standard) to accommodate the number of persons now in the household. (Other than for births or adoptions that occur during tenancy, SAHA's prior approval of additions to the household is required.)

7. Split-family transfers will be processed as Category 2 administrative transfers. Families that split into 2 "new" households may be transferred to two different units or a portion of the "old" household may be transferred to a single

unit depending on family circumstances and unit availability. Options for split-family transfers will be considered in order to minimize the impact on vacant units. Such transfers will be made in a manner that best benefits SAHA.

8. Category 3 administrative transfers will be processed with new admissions using a ratio of 1 transfer for every 4 new admissions. This ratio is discretionary and will be reviewed at least annually to determine its effects on vacancy. Based on recommendations from staff, the Executive Director may authorize a change in this ratio or suspend the processing of this type of transfer.

D. Good Record Requirement for Transfers

1. In general, and in all cases of all resident-requested transfers, residents will be considered for transfers only if the head of household and any other family members for the past two years:

- (a) have not engaged in criminal activity that threatens the health and safety of residents and staff;
- (b) do not owe back rent or other charges, or evidence a pattern of late payment;
- (c) meet reasonable housekeeping standards and have no housekeeping lease violations; and
- (d) can get utilities turned on in the name of the head of household (applicable only to properties with tenant-paid utilities).

2. Exceptions to the good record requirements will be made for emergency transfers or may be made when it is to SAHA's advantage (e.g. a single person is living alone in a three bedroom unit and does not want to move) to move forward with the transfer. The determination to make an exception to the good record requirement will be made by the central transfer administrator taking into account the recommendation by the Manager.

Absent a determination of exception, the following policy applies to transfers:

- (a) If back rent is owed, the resident will not be transferred until a payment plan is established or, if prior payment plans have failed, back rent is paid in full.
- (b) A resident with housekeeping standards violations will not be transferred until he/she passes a follow-up housekeeping inspection.

E. Incentive Transfers

1. Incentive transfers are offered to residents who have good rental histories, are willing to move to developments where their race or ethnicity does not predominate and want to move to units other than those they currently occupy.

- (a) Incentive Transfers - SAHA may occupy recently modernized and scattered site units through incentive transfers. Depending on SAHA's vacant unit status, modernized units will be filled with incentive transfers, new applicants, or a combination of both. SAHA reserves the right to fill modernization units in a manner that has the least impact on vacant units. Families returning to HOPE VI or other redevelopment properties must pass screening.
- (b) Resident requests for incentive transfers should be made to their Housing Manager. Managers may also recommend a resident for an incentive transfer. For a resident to be considered for an incentive transfer, the following conditions must be met:
 - (i) Residency in a SAHA development for a least three years.
 - (ii) No more than two repayment agreements, or unpaid balances at any time in the past two (2) years.
 - (iii) No history of disturbances that resulted in lease violations or violence toward staff or neighbors as indicated by notices of lease violation in the applicant's file.
 - (iv) Good housekeeping record.

1. Incentive transfers are Category 2 administrative transfers.

2. No exceptions will be granted to the good record requirement for incentive transfers.

3. A Manager's failure to process or recommend an Incentive Transfer is subject to the Grievance Procedure.

F. Cost of Transfers

1. Residents shall bear the cost of transfers to correct occupancy standards. However, where there is a hardship due to health, disability, or other factors, the manager may recommend that families be reimbursed their out-of-pocket expenses for an occupancy standards transfer in an amount not to exceed a reasonable moving allowance established by SAHA. Transfers requested or required by SAHA will be paid for or made by SAHA. SAHA will pay for all accessibility transfers.

**VI. Eligibility for Continued Occupancy, Annual Reexaminations,
and Remaining Family Members**

A. Eligibility for Continued Occupancy

Residents who meet the following criteria will be eligible for continued occupancy:

1. Qualify as a family as defined in Section XII of this policy. (Note: For purpose of continued occupancy, remaining family members qualify as a family so long as at least one of them is of legal age to execute a lease. Remaining family members can also include court recognized emancipated minors under the age of 18.)
2. Are in full compliance with the resident obligations and responsibilities as described in the dwelling lease.
3. Whose family members, age 6 and older, each have Social Security numbers or have certifications on file indicating they have no Social Security number.

1. Who meet HUD standards on citizenship or immigration status or are paying a pro-rated rent. [24 CFR § 5.5]

2. Who are in compliance with the SAHA's 8 hour per month community service requirements (applicable to certain adults who are neither elderly, disabled, working nor participating in qualifying educational or job training programs). If this requirement is repealed by Congress, SAHA shall not enforce it.

B. Remaining Family Members and Prior Debt

1. As a party to the lease, remaining family members 18 years of age or older (other than the head or spouse) will be held responsible for arrearages incurred by the former head or spouse. SAHA will not hold remaining family members (other than the head or spouse) responsible for any portion of the arrearage incurred prior to the remaining member attaining age 18.
2. Remaining family members under age 18 shall not be held responsible for the rent arrearages incurred by the former head of household.

C. Periodic Reexamination

1. Regular reexaminations: SAHA shall, at least once a year, re-examine the incomes of all resident families, except those paying Flat rents, for whom reexaminations of income will occur every three years. [24 CFR § 960.209 (a)]

2. Special Reexaminations: When it is not possible to estimate projected family income with any degree of accuracy at the time of admission or regular reexamination, a temporary determination will be made with respect to income and a special reexamination will be scheduled every 90 days until a reasonably accurate estimate of income can be made. The resident will be notified in advance as to the date for the special reexamination(s). Special reexamination shall also be conducted when there is a change in the head of household that requires a remaining family member to take on the responsibilities of a leaseholder.

3. New Reexamination Date Following Income Disregard: When a family begins participating in a job training program or working following a job training program and their income is disregarded in accordance with HUD requirements, the date for their next regular reexamination shall be permanently adjusted to be 12 months following the date that the income disregard began.

4. Zero Income Families: Unless the family has income that is excluded for rent computation, families reporting zero income will have their circumstances examined every 60 days until they have a stable income. Persons claiming zero income will also be asked to complete a family expense form. The form will ask residents to estimate how much they spend on: telephone, cable TV, food, clothing, transportation, health care, child care, debts, household items, etc. Residents will then be asked how they pay for these items.

5. Reexamination Procedures

- (a) At the time of reexamination, all adult members of the household will be required to sign an application for continued occupancy and other forms required by HUD.
- (b) Employment, income, allowances, Social Security numbers, and such other data as is deemed necessary will be verified, and all verified findings will be documented and filed in the resident's folder. A credit check will be run

on each family at recertification to help detect any unreported income, family members not reported on the lease, etc.. **[24 CFR § 960.206]**

- (c) Verified information will be analyzed and a determination made with respect to:
 - (i) Eligibility of the resident as a family or as the remaining member of a family;
 - (ii) Unit size required for the family (using the Occupancy Guidelines); and
 - (iii) Rent the family should pay.
- (d) Residents with a history of employment whose regular reexamination takes place at a time that they are not employed will have income anticipated based on their past and anticipated employment. Residents with seasonal or part-time employment of a cyclical nature will be asked for third party documentation of the circumstances of their employment including start and ending dates.
- (e) Income shall be computed in accordance with the definitions and procedures set forth in Federal regulations and this policy. **[24 CFR § 5]**
- (f) Families failing to respond to the initial reexamination appointment will be issued a final appointment within the same month. Failure to respond to the final request will result in the family being sent a notice of lease violation and referred to the Housing Manager for failure to comply with the terms and conditions of occupancy required by the lease. Failure to comply will result in termination of the lease. **[24 CFR § 966.4 (c)(2)]**

6. Action Following Reexamination

- (a) If there is any change in rent, the lease will be amended, or a new lease will be executed, or a Notice of Rent Adjustment will be issued. **[24 CFR § 966.4 (c) & (o)]**
- (b) If any change in the unit size is required, the resident will be placed on a transfer list in accordance with the transfer criteria described above in this policy and moved to an appropriate unit when one becomes available. **[24 CFR § 966.4 (c)(3)]**

VII. Interim Rent Adjustments: Fixed Rent System

A. Rent Adjustments

1. **Residents are required to report all changes in family income, composition or status** to the housing manager within 10 ~~calendar~~ days of the occurrence. Failure to report within the 10 ~~calendar~~ days may result in a retroactive rent increase, but not a retroactive credit or rent reduction. In order to qualify for rent reductions, residents must report income decreases promptly.
2. SAHA wishes to encourage families to improve their economic circumstances, so most changes in family income between reexaminations will not result in a rent change. SAHA will simply make a note of the reported increase in the resident's file. SAHA will process interim changes in rent in accordance with the chart below:

INCOME CHANGE	SAHA ACTION
(a) Decrease in income for any reason, <u>except</u> for decrease that lasts less than 30 days ²⁰ . [24 CFR § 913.107] Increase in income following SAHA granting of interim rent decrease.	• SAHA will process an interim reduction in rent if the income decrease will last more than 30 days. SAHA will process an interim increase for income increases that follow interim rent reductions.
(b) Increase in earned income from the employment of a current household member.	• SAHA will defer the increase to the next regular reexamination.
(c) Increase in unearned income (e.g.COLA adjustment for social security).	• SAHA will defer the increase to the next regular reexamination.
(d) Increase in income because a person with income (from any source) joins the household.	• SAHA will increase rent following a 30 day notice.

(e) SAHA will process an interim increase in rent if it is found that the resident at an annual or interim reexamination has misrepresented the facts upon which the rent is based so that the rent the Resident is paying is less than the rent that he/she should have been charged. SAHA will apply any increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred.

3. Complete verification of the circumstances applicable to rent adjustments must be documented and approved by the Executive Director or his/her designee. **[24 CFR § 960.206]**
4. SAHA will process interim adjustments in rent in accordance with the following policy:
 - (a) When a decrease in income is reported, and the Authority receives confirmation that the decrease will last less than 30 days, an interim adjustment will not be processed.
 - (b) Residents reporting decreases in income that are expected to last more than 30 days will have an interim adjustment processed.
5. Residents granted a reduction in rent under these provisions will be required to report for special reexaminations at intervals determined by the Housing Manager. Reporting is required until the circumstances cease or until it is time for the next regularly scheduled reexamination, whichever occurs first. If family income increases during this time, the rent will be increased accordingly. A fully documented record of the circumstances and decisions shall be included in the resident's folder.

B. Effective Date of Adjustments

²⁰ Decreases in income resulting from welfare fraud or from TANF cuts for failure to comply with economic self sufficiency requirements are not eligible for rent reductions.

Residents will be notified in writing of any rent adjustment and such notice will state the effective date of the adjustment.

1. Rent decreases go into effect the first of the month following the reported change. Income decreases reported and verified before the tenant accounting cut-off date will be effective the first of the following month. Income decreases reported or verified after the tenant accounting cut-off date will be effective the first of the second month with a credit retroactive to the first month.

2. Rent increases (except those due to misrepresentation) require 30 days notice and become effective the first of the second month.

C. Failure to Report Accurate Information

If it is found the resident has misrepresented or failed to report to Management the facts upon which his/her rent is based so that the rent being paid is less than what should have been charged, then the increase in rent will be made retroactive. Failure to report accurate information is also grounds for initiating eviction proceedings in accordance with SAHA's dwelling lease. [24 CFR § 966.4 (c)(2)]

VIII. Lease Termination Procedures

A. General Policy: Lease Termination

It is SAHA's policy that no resident's lease shall be terminated except in compliance with applicable HUD regulations [24 CFR § 966.4 (I)(2)] and the lease terms.

B. Notice Requirements

1. No resident shall be given a Notice of Lease Termination without being told by SAHA in writing the reason for the termination. The resident must also be informed of his/her right to request a hearing in accordance with the Grievance Procedure, and be given the opportunity to make such a reply as he/she may wish.

Certain actions receive an expedited Grievance Procedure, specifically: any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or SAHA employees; and any drug-related criminal activity. [24 CFR § 966.4 (I)(3)]

2. Notices of lease termination may be served personally or posted on the apartment door and mailed by first class mail.

3. The Notice shall include a statement describing right of any resident with a disability to meet with the manager and determine whether a reasonable accommodation could eliminate the need for the lease termination.

C. Recordkeeping Requirements

A written record of every termination and/or eviction shall be maintained by SAHA, and shall contain the following information:

- ?? Name of resident, race and ethnicity, number and identification of unit occupied;
- ?? Date of the Notice of Lease Termination and any other state or local notices required, which may be on the same form and run concurrently;
- ?? Specific reason(s) for the Notice(s), with section of the lease violated, and other facts pertinent to the issuing of the Notice(s) described in detail;
- ?? Date and method of notifying resident; and
- ?? Summaries of any conferences held with resident including dates, names of conference participants and conclusions.

IX. Utilities

In certain of SAHA's developments, residents may pay the cost of certain utilities directly to the supplier of utilities. When this is the case, resident rents are reduced by an Allowance for Utilities that is developed by SAHA in consultation with an energy consultant and the utility supplier and reviewed by HUD. [24 CFR § 965 & 966.4 (b)(2)]

A. Resident-Paid Utilities

The following requirements apply to residents living in or applicants being admitted to developments with resident-paid utilities:

1. In developments with resident-paid utilities, each resident will receive a monthly utility allowance that reflects a reasonable amount of utilities for the specific size and type of unit occupied.
2. When a resident's Total Tenant Payment is less than the utility allowance, SAHA will pay a utility reimbursement, equal to the difference between one month's total tenant payment and the utility allowance, either to the resident or to the utility company on the resident's behalf.
3. When the supplier of utilities offers a "Budget" or level payment plan, it shall be suggested to the resident to pay his/her bills according to this plan. This protects the resident from large seasonal fluctuations in utility bills and ensures adequate heat in the winter.
4. When a resident makes application for utility service in his/her own name, he or she **shall** sign a third-party notification agreement so that SAHA may be notified if the resident fails to pay the utility bill.
5. If an applicant is unable to get utilities connected because of a previous balance owed the utility company at a prior address, applicant will not be admitted and will receive a Notice of Rejection.
6. Paying the utility bill is the resident's obligation under the Authority's lease. Failure to pay utilities is grounds for eviction.

B. Excess Utility Charges

1. Check-metered developments or buildings: In buildings that are check metered, residents shall have consumption-based utility allowances established that reflect the size and type of units and the actual equipment provided by the SAHA. The check meters shall be read monthly by the SAHA and each tenant charged for any consumption in excess of the utility allowance.
2. Residents with disabilities may be entitled to higher than normal utility allowances or may not be charged for the use of certain resident-supplied appliances if there is a verified need for special equipment because of the disability.

X. Flat Rents

A. Flat Rents

Flat rents are required by the Quality Housing and Work Responsibility Act of 1998, and are market-based rents. Accordingly, they will vary by unit size and type and also by development location. Once each year, at the annual recertification, all residents will be offered the choice of paying an income-based rent or the Flat rent. Flat rents represent the actual market value of SAHA's housing units. Accordingly, SAHA will take the following information into account in developing its Flat rent Schedule:

- ?? Rents of non-assisted rental units in the immediate neighborhood
- ?? Size of SAHA's units compared to non-assisted rental units from the neighborhood
- ?? Age, type of unit and condition of SAHA's units compared to non-assisted rental units from the neighborhood
- ?? Land use in the surrounding neighborhood
- ?? Amenities (childcare, laundry facilities, playgrounds, community rooms, social services, education/job training programs, etc.) at SAHA's properties and in the surrounding neighborhood
- ?? Crime in SAHA's developments and the surrounding neighborhood
- ?? Quality of local schools serving each SAHA development
- ?? Availability of public transportation at each SAHA development
- ?? Availability of accessible units for persons with mobility impairments.

B. Annual Update of Flat Rents

Federal rules require SAHA to review their Flat Rent structure annually and adjust the rents as needed. Factors such as improvement or decline in the SAHA property or the surrounding neighborhood would affect SAHA's flat rents at selected developments. When a resident chooses Flat rent, his/her rent shall be adjusted only at the next regular reexamination/recertification rather than at the point the Flat rent may change.

C. Recertification of Families on Flat Rents

Families paying flat rents are required to recertify income only every three years, rather than annually, although they are still required to participate in an Annual Reexamination in order to ensure that unit size is still appropriate and Community Service requirements are met.

D. MTW Rents

In the MTW properties, rents shall be charged according to the schedule in the approved MTW plan.

XL. Definitions and Procedures to be used in Determining Income and Rent

A. Annual Income (24 CFR 5.609)

Annual income is the anticipated total income from all sources, monetary and non-monetary, including net income derived from assets, received by the family head and spouse (even if temporarily absent) and by each additional family member including all net income from assets for the 12-month period following the effective date of initial determination or reexamination of income, exclusive of income that is temporary, non-recurring, or sporadic as defined below, or is specifically excluded from income by other federal statute. Annual income includes but is not limited to:

1. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
2. The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining the net income from a business. An allowance for the straight line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business;
3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for the straight line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property;

If the Family has Net Family Assets in excess of \$5,000, Annual Income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD;

4. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts [See B. 14. below for treatment of delayed or deferred periodic payment of social security or supplemental security income benefits.];
5. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (But see paragraph B. 3. below concerning treatment of lump-sum additions as Family assets.);
6. All welfare assistance payments (Temporary Assistance to Needy Families, General Assistance) received by or on behalf of any family member;
7. Periodic and determinable allowances, such as alimony and child support payments, and regular cash contributions or gifts received from agencies or persons not residing in the dwelling made to or on behalf of family members; and
8. All regular pay, special pay, and allowances of a family member in the Armed Forces. (See paragraph B. 7. below concerning pay for exposure to hostile fire.)

B. Items not included in Annual Income [24 CFR § 5.609]

Annual Income does not include the following:

1. Income from the employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the resident family, who are unable to live alone);
3. Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance, and worker's compensation), capital gains, one-time lottery winnings, and settlement for personal property losses (but see paragraphs 4 and 5 above if the payments are or will be periodic in nature);
[See paragraph 14. below for treatment of delayed or deferred periodic payments of social security or supplemental security income benefits.]
4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

5. Income of a live-in aide, provided the person meets the definition of a live-in aide (See Section 12 of these policies);
6. The full amount of student financial assistance paid directly to the student or the educational institution;(FR Vol. 60, #65/ 5 April 1995)
7. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
8. Certain amounts received that are related to participation in the following programs:
 - (a) Amounts received under HUD funded training programs (e.g. Step-up program: excludes stipends, wages, transportation payments, child care vouchers, etc. for the duration of the training);
 - (b) Amounts received by a person with disabilities that are disregarded for a limited time for purposes of Supplemental Security Income and benefits that are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - (c) Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) to allow participation in a specific program;
 - (d) A resident services stipend. A resident services stipend is a modest amount (not to exceed \$200/month) received by a public housing resident for performing a service for the SAHA, on a part-time basis, that enhances the quality of life in public housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. No resident may receive more than one such stipend during the same period of time; and
 - (e) Incremental earnings and/or benefits resulting to any family member from participation in qualifying state of local employment training program (including training programs not affiliated with the local government), and training of family members as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for a limited period as determined in advance by the SAHA;
9. Temporary, non-recurring, or sporadic income (including gifts);
10. Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
11. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of the household and spouse);
12. Adoption assistance payments in excess of \$480 per adopted child;
13. The incremental earnings and benefits to any resident 1) whose annual income increases due to employment of a family member who was unemployed for one or more years previous to employment; or 2) whose annual income increases as the result of increased earnings by a family member during participation in any economic self sufficiency or other job training program; or 3) whose annual income increases due to new employment or increased earnings of a family member during or within six months of receiving state-funded assistance, benefits or services worth at least \$500, **will not be increased during the exclusion period**. For purposes of this paragraph, the following definitions apply:
 - (a) State-funded assistance, benefits or services means any state program for temporary assistance for needy families funded under Part A of Title IV of the Social Security Act, as determined by the SAHA in consultation with the local agencies administering temporary assistance for needy families (TANF) and Welfare-to-Work programs. The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance – provided that the total amount over a six-month period is at least \$500.
 - (b) During the 12 month period beginning when the member is first employed or the family first experiences an increase in income the SAHA must exclude from Annual Income any increase in income as a result of

employment. For the 12 months following the exclusion period, 50% of the income increase shall be excluded.

- (c) Regardless of how long it takes a resident to work for 12 months (to qualify for the first exclusion) or the second 12 months (to qualify for the second exclusion), the maximum period for the disallowance (exclusion) is 48 months.
- (d) The disallowance of increased income under this section is only applicable to current residents and will not apply to applicants who have begun working prior to admission.

14. Deferred periodic payments of supplemental security income and social security benefits that are received in a lump sum payment;

15. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;

16. Amounts paid by a State agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;

17. Amounts specifically excluded by any other Federal Statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary.)

The following is a list of benefits excluded by other Federal Statute:

- The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977 [**7 USC 2017 (h)**];
- Payments to volunteers under the Domestic Volunteer Service Act of 1973 [**42 USC 5044 (g), 5088**];

Examples of programs under this Act include but are not limited to:

- the Retired Senior Volunteer Program (RSVP), Foster Grandparent Program (FGP), Senior Companion Program (SCP), and the Older American Committee Service Program;
 - National Volunteer Antipoverty Programs such as VISTA, Peace Corps, Service Learning Program, and Special Volunteer Programs;
 - Small Business Administration Programs such as the National Volunteer Program to Assist Small Business and Promote Volunteer Service to Persons with Business Experience, Service Corps of Retired Executives (SCORE), and Active Corps of Executives (ACE).
- Payments received under the Alaska Native Claims Settlement Act [**43 USC.1626 (a)**];
 - Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes [(**25 USC. 459e**);
 - Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program [**42 USC 8624 (f)**];
 - Payments received under programs funded in whole or in part under the Job Training Partnership Act [**29 USC 1552 (b)**];
 - Income derived from the disposition of funds of the Grand River Band of Ottawa Indians [**Pub. L. 94-540, 90 State 2503-04**];
 - The first \$2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims (**25 USC 1407-08**), or from funds held in trust for an Indian Tribe by the Secretary of Interior [**25 USC 117b, 1407**]; and

- Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs [20 USC 1087 uu].
 - Examples of Title IV programs include but are not limited to: Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College Work Study, and Byrd Scholarships.
- Payments received from programs funded under Title V of the Older Americans Act of 1965 [42 USC 3056 (f)]:
 - Examples of programs under this act include but are not limited to: Senior Community Services Employment Program (CSEP), National Caucus Center on the Black Aged, National Urban League, Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Green Thumb.
- Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in the In Re Agent Orange product liability litigation;
- Payments received under the Maine Indian Claims Settlement Act of 1980 (Pub. L. 96-420, 94 Stat. 1785);
- The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 USC 9858q);
- Earned income tax credit refund payments received on or after January 1, 1991 (26 USC 32 (j)).

C. Anticipating Annual Income [24 CFR § 913.106 (d)]

If it is not feasible to anticipate income for a 12-month period, the Authority may use the annualized income anticipated for a shorter period, subject to an Interim Adjustment at the end of the shorter period. (This method would be used for teachers who are only paid for 9 months, or for tenants receiving unemployment compensation.)

D. Adjusted Income [24 CFR § 913.102]

Adjusted Income (the income upon which rent is based) means Annual Income less the following deductions and exemptions:

For All Families

1. **Child Care Expenses** — A deduction of amounts anticipated to be paid by the family for the care of children under 13 years of age for the period for which Annual Income is computed, BUT ONLY when such care is necessary to enable a family member to be gainfully employed, to seek employment or to further his/her education. Amounts deducted must be unreimbursed expenses and shall not exceed: (a) the amount of income earned by the family member released to work; or (b) an amount determined to be reasonable by SAHA when the expense is incurred to permit education or to seek employment.

An additional child care deduction of \$400 shall be granted to Move To Work participants.

2. **Dependent Deduction** — An exemption of \$480 for each member of the family residing in the household (other than the head of household, or spouse, Live-in Aide, foster adult or foster child) who is under eighteen years of age or who is eighteen years of age or older and disabled, handicapped, or a full-time student.

3. **Work-related Disability Expenses** — A deduction of unreimbursed amounts paid for attendant care or auxiliary apparatus expenses for family members with disabilities where such expenses are necessary to permit a family member(s), including the disabled member, to be employed. In no event may the amount of the deduction exceed the employment income earned by the family member(s) freed to work.

Equipment and auxiliary apparatus may include but are not limited to: wheelchairs, lifts, reading devices for the visually impaired, and equipment added to cars and vans to permit their use by the disabled family member. Also included would be the annualized cost differential between a car and the cost of a van required by the family member with disabilities.

- a. For non-elderly families and elderly families without medical expenses: the amount of the deduction equals the cost of all unreimbursed expenses for work-related disability expense less three percent of Annual Income, provided the amount so calculated does not exceed the employment income earned.
- b. For elderly families with medical expenses: the amount of the deduction equals the cost of all unreimbursed expenses for work-related disability expense less three percent of Annual Income (provided the amount so calculated does not exceed the employment income earned) PLUS medical expenses as defined below.

For elderly and disabled families only:

4. Medical Expense Deduction — A deduction of unreimbursed Medical Expenses, including insurance premiums, anticipated for the period for which Annual Income is computed.

Medical expenses include but are not limited to: services of physicians and other health care professionals, services of health care facilities, health insurance premiums (including the cost of Medicare), prescription and non-prescription medicines, transportation to and from treatment, dental expenses, eyeglasses, hearing aids and batteries, attendant care (unrelated to employment of family members), and payments on accumulated medical bills. To be considered by SAHA for the purpose of determining a deduction from income, the expenses claimed must be verifiable.

- a. For elderly families without handicapped expenses: The amount of the deduction shall equal total medical expenses less three percent of annual income.
- b. For elderly families with both handicapped and medical expenses: the amount of the deduction is calculated as described in paragraph 3 (b) above.

5. Elderly/Disabled Household Exemption — An exemption of \$400 per household. See Definitions in the next section.

1. Optional Deductions/Exemptions: The following optional deductions shall be granted to qualifying families:

- a. A deduction of up to \$480 for child support verified to be paid by a resident. Move To Work participants shall be granted a deduction of the full amount of child support paid.
- b. A deduction of spousal support paid by Move to Work participants up to \$550 per year.
- c. A deduction of 25 percent of earned income for higher income families who agree to transfer to lower income properties.

E. Rent Computation

1. The first step in computing rent is to determine each family's Total Tenant Payment. Then, if the family is occupying a unit that has tenant-paid utilities, the Utility Allowance is subtracted from the Total Tenant Payment. The result of this computation, if a positive number, is the Tenant Rent. If the Total Tenant Payment less the Utility Allowance is a negative number, the result is the utility reimbursement, which may be paid to the tenant or, if they tenant agrees, directly to the utility company by the SAHA.

2. Total Tenant Payment is the highest of:

- ?? **30% of adjusted monthly income;** or
- ?? **10% of monthly income;** but never less than the
- ?? **Minimum Rent**

1. Tenant rent is computed by subtracting the utility allowance for tenant supplied utilities (if applicable) from the Total Tenant Payment. In developments where the SAHA pays all utility bills directly to the utility supplier, Tenant Rent equals Total Tenant Payment.

2. The Minimum Rent shall be \$25 per month, but a hardship exemption shall be granted to residents who can document that they are unable to pay the \$25 because of a long-term hardship (over 90 days). Examples under which residents would qualify for the hardship exemption to the minimum rent would include but not be limited to the following:

- ?? The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local

assistance program;

?? The family would be evicted as result of the imposition of the minimum rent requirements;

?? The income of the family has decreased because of changed circumstances, including loss of employment;

?? A death in the family has occurred; or

?? Other circumstances as determined by SAHA

The minimum rent hardship exemption is retroactive to October 21, 1998, so if any resident who qualified for the hardship exemption was charged a minimum rent since that time, the resident may be entitled to a retroactive credit.

XII. Definitions of Terms Used in This Statement of Policies

1. **Accessible dwelling units** -- when used with respect to the design, construction or alteration of an individual dwelling unit, means that the unit is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in **24 CFR § 8.32 & § 40** [the Uniform Federal Accessibility Standards] is “accessible” within the meaning of this paragraph. When an individual dwelling unit in an existing facility is being modified for use by a specific individual, the unit will not be deemed accessible, even though it meets the standards that address the impairment of that individual, unless it also meets the UFAS standards.
2. **Accessible Facility** - means all or any portion of a facility *other than an individual dwelling unit* used by individuals with physical handicaps. **[24 CFR § 8.21]**
3. **Accessible Route** - For persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the Uniform Federal Accessibility Standards. For persons with hearing or vision impairments, the route need not comply with requirements specific to mobility. **[24 CFR § 8.3 & § 40.3.5]**
4. **Adaptability** - Ability to change certain elements in a dwelling unit to accommodate the needs of handicapped and non-handicapped persons; or ability to meet the needs of persons with different types & degrees of disability. **[24 CFR § 8.3 & § 40.3.5]**
5. **Adult**: A Person who is 18 years of age or older, or who has been convicted of a crime as an adult under any Federal, State or tribal law.
6. **Alteration** - any change in a facility or its permanent fixtures or equipment. It does not include: normal maintenance or repairs, reroofing, interior decoration or changes to mechanical systems. **[24 CFR § 8.3 & § 8.23 (b)]**
7. **Applicant** - a person or a family that has applied for admission to housing.
8. **Area of Operation** - The jurisdiction of SAHA as described in applicable State law and the SAHA’s Articles of Incorporation.
9. **Assets** - Assets means “cash (including checking accounts), stocks, bonds, savings, equity in real property, or the cash value of life insurance policies. Assets do not include the value of personal property such as furniture, automobiles and household effects or the value of business assets.” IMPORTANT: See the definition of Net Family Assets, for assets used to compute annual income. (See **24 CFR § 5.603** for definition of Net Family Assets)
10. **Auxiliary Aids** - means services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefits of programs or activities. **(24 CFR § 8.3)**
11. **Care attendant** - a person that regularly visits the unit of a PHA resident to provide supportive or medical services. Care attendants are not live-in aides, since they have their own place of residence (and if requested by PHA must demonstrate separate residence) and do not live in the public housing unit. Care attendants have no rights of tenancy.
12. **Co-head of household** - a household where two persons are held responsible and accountable for the family, and where each co-head contributes to the rent.
13. **Covered Person** – For the purposes of screening and terminating tenancy for criminal activity, a tenant, any member of the tenant’s household, a guest, or another person under the tenant’s control.
14. **Dependent** - A member of the household, other than head, spouse, sole member, foster child, or Live-in Aide, who is under 18 years of age, or 18 years of age or older and disabled, handicapped, or a full-time student, and qualifies for a \$480 deduction when computing income-based rent. **[24 CFR § 5.603]**
15. **Designated Family** - means the category of family for whom PHA elects (subject to HUD approval) to designate a project (e.g. elderly family in a project designated for elderly families) in accordance with the 1992 Housing Act. **(PL 96-120)**

16. Designated housing (or designated project) - a project(s), or portion of a project(s) designated for elderly only or for disabled families only in accordance with **PL 96-106**.
17. Disabled Family - A family whose head, spouse or sole member is a person with disabilities. (Person with disabilities is defined later in this section.) The term includes two or more persons with disabilities living together, and one or more such persons living with one or more persons including live-in aides determined to be essential to the care and well-being of the person or persons with disabilities. A disabled family may include persons with disabilities who are elderly. **[24 CFR § 5.403]**
18. Displaced Person - A person displaced by government action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise recognized pursuant to Federal disaster relief laws. This definition is used for eligibility determinations only. It should not be confused with the Federal preference for involuntary displacement. **[(42 USC 1437a(b)(3))]**
19. Displacement Preference - An admissions preference awarded to applicants who can verify that they are or will be displaced by a natural disaster declared by the President of the United States, or by governmental action (e.g. an eminent domain taking, code enforcement action, etc.) or domestic violence.
20. Divestiture Income - Imputed income from assets, including business assets, disposed of by applicant or resident in the last two years at less than fair market value. (See the definition of Net Family Assets **[24 CFR § 5.603]** in this section.)
21. Drug – A controlled substance as defined in the Controlled Substances Act. **[24 CFR § 5.100]**
22. Drug-related Criminal Activity – The illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell distribute or use the drug. **[24 CFR § 5.100]**
23. Elderly Family - A family whose head or spouse (or sole member) is at least 62 years of age. It may include two or more elderly persons living together, and one or more such persons living with one or more persons, including live-in aides, determined to be essential to the care and well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly. **[24 CFR § 5.403]**
24. Elderly Person - A person who is at least 62 years of age. **[42 USC 1437a(b)(3)]**
25. Extremely Low Income Family – A Family whose Annual Income is equal to or less than 30% of Area Median Income, as published by HUD.
26. Family –
 - ?? Two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship or operation of law who will live together in PHA housing; OR
 - ?? two or more persons who are not so related, but are regularly living together, can verify shared income or resources who will live together in PHA housing.

The term family also includes the following terms defined in this Section:

 - ?? Elderly family
 - ?? Near elderly family
 - ?? Disabled family
 - ?? Displaced person
 - ?? Single person
 - ?? Remaining member of a tenant family,
 - ?? a foster care arrangement, or a kinship care arrangement

Other persons, including members temporarily absent (e.g. a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the applicant family's household if they are living or will live regularly with the family. [24 CFR §§ 5 and 960]

?? Live-in Aides may also be considered part of the applicant family's household. However, live-in aides are not family members and have no rights of tenancy or continued occupancy.

?? Foster Care Arrangements include situations in which the family is caring for a foster adult, child or children in their home who have been placed there by a public child placement agency, or a foster adult or adults placed in the home by a public adult placement agency. For purposes of continued occupancy: the term family also includes the remaining member of a resident family with the capacity to execute a lease.

27. Full-Time Student - A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. Educational institution shall include but not be limited to: college, university, secondary school, vocational school or trade school (24 CFR 5.603).

28. Guest - For the purposes of determining whether an individual's criminal activity is the responsibility of the tenant, a guest is a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The requirements of the lease apply to a guest as so defined.

29. Head of the Household - The family member (identified by the family) who is held responsible and accountable for the family.

30. Household - The family and a PHA-approved Live-in Aide

31. Individual with Handicaps, Section 504 definition [24 CFR § 8.3] -

Section 504 definitions of Individual with Handicaps and Qualified Individual with handicaps are not the definitions used to determine program eligibility. Instead, use the definition of person with disabilities as defined later in this section. Note: the Section 504, Fair Housing, and Americans with Disabilities Act (ADA) definitions are similar. ADA uses the term "individual with a disability". Individual with handicaps means any person who has:

(a) A physical or mental impairment that:

?? substantially limits one or more major life activities;

?? has a record of such an impairment;

?? or is regarded as having such an impairment.

(b) For purposes of housing programs, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.

(c) Definitional elements:

"physical or mental impairment" means any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or

Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

"Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

“Has a record of such an impairment” means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

“Is regarded as having an impairment” means has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation; or

Has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or

Has none of the impairments defined in this section but is treated by a recipient as having such an impairment.

NOTE: A person would be covered under the first item if PHA refused to serve the person because of a perceived impairment and thus “treats” the person in accordance with this perception. The last two items cover persons who are denied the services or benefits of PHA’s housing program because of myths, fears, and stereotypes associated with the disability or perceived disability.

- (d) The 504 definition of handicap does not include homosexuality, bisexuality, or transvestitism. Note: These characteristics do not disqualify an otherwise disabled applicant/resident from being covered.

The 504 definition of individual with handicaps is a civil rights definition. To be considered for admission to public housing a person must meet the program definition of person with disabilities found in this section.

32. Kinship care - an arrangement in which a relative or non-relative becomes the primary caregiver for a child or children but is not the biological parent of the child or children. The primary caregiver need not have legal custody of such child or children to be a kinship caregiver under this definition. (Definition provided by the Kinship Care Project, National Association for Public Interest Law)

33. Live-in Aide - A person who resides with an elderly person(s), near elderly person(s) or person(s) with disabilities and who: (a) is determined by PHA to be essential to the care and well being of the person(s); (b) is not obligated to support the family member; and (c) would not be living in the unit except to provide the necessary supportive services **(24 CFR 5.403)**.

PHA policy on Live-in Aides stipulates that:

- (a) Before a Live-in Aide may be moved into a unit, a third-party verification must be supplied that establishes the need for such care and the fact that the live-in aide is qualified to provide such care;
- (b) Move-in of a Live-in Aide must not result in overcrowding of the existing unit according to the maximum number-of-persons-per-unit standard (although, a reasonable accommodation for a resident with a disability may be to move the family to a larger unit);
- (c) Live-in Aides have no right to the unit as a remaining member of a resident family;
- (d) Relatives who satisfy the definitions and stipulations above may qualify as Live-in Aides, but only if they sign a statement prior to moving in relinquishing all rights to the unit as the remaining member of a resident family.
- (e) A Live-in aide is a single person.
- (f) A Live-in Aide will be required to meet PHA’s screening requirements with respect to past behavior especially:

A record of disturbance of neighbors, destruction of property, or living or housekeeping habits at present or prior residences that may adversely affect the health, safety, or welfare of other tenants or neighbors;

Criminal activity such as crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff or cause damage to the unit or the development; and

A record of eviction from housing or termination from residential programs.

34. Low-Income Household - A family whose annual income does not exceed 80 percent of the median income for the area as determined by HUD with adjustments for smaller and larger families [42 USC 1437a(b)(6)]
35. Medical Expense Allowance - For purposes of calculating adjusted income for elderly or disabled families only, medical expenses mean the medical expense in excess of 3% of Annual Income, where these expenses are not compensated for or covered by insurance. (24 CFR § 5.603).
36. Minor – A minor is a person less than 18 years of age. An unborn child will not be considered as a minor. (See definition of dependent.) Some minors are permitted to execute contracts, provided a court declares them “emancipated”.
37. Mixed Population Project - means a public housing project for elderly and disabled families. The PHA is not required to designate this type of project under the Extension Act. (PIH Notice 97-12)
38. Multifamily housing project - For purposes of Section 504, means a project containing five or more dwelling units. (24 CFR § 8.3)
39. Near-elderly family - means a family whose head, spouse, or sole member is a near-elderly person (at least 50 but less than 62 years of age), who may be a person with a disability. The term includes two or more near-elderly persons living together, and one or more such persons living with one or more persons who are determined to be essential to the care or well-being of the near-elderly person or persons. A near-elderly family may include other family members who are not near-elderly. (24 CFR § 5.403)
40. Near-elderly person - means a person who is at least 50 years of age but below 62, who may be a person with a disability (42 USC 1437a(b)(3))
41. Net Family Assets - The net cash value, after deducting reasonable costs that would be incurred in disposing of: [24 CFR § 5.603]
- (a) Real property (land, houses, mobile homes)
 - (b) Savings (CDs, IRA or KEOGH accounts, checking and savings accounts, precious metals)
 - (c) Cash value of whole life insurance policies
 - (d) Stocks and bonds (mutual funds, corporate bonds, savings bonds)
 - (e) Other forms of capital investments (business equipment)

Net cash value is determined by subtracting the reasonable costs likely to be incurred in selling or disposing of an asset from the market value of the asset. Examples of such costs are: brokerage or legal fees, settlement costs for real property, or penalties for withdrawing saving funds before maturity.

Net Family assets also include the amount in excess of any consideration received for assets disposed of by an applicant or resident for less than fair market value during the two years preceding the date of the initial certification or reexamination. This does not apply to assets transferred as the result of a foreclosure or bankruptcy sale.

In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be less than fair market value if the applicant or resident receives important considerations not measurable in dollar terms (24 CFR § 913.102).

42. Other person under the tenant’s control – The person, although not staying as a guest in the unit is or was at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant’s control (e.g. the Pizza Delivery person).

43. Person with disabilities²¹ [42 USC 1437a(b)(3)] means a person²² who —

- (a) Has a disability as defined in Section 223 of the Social Security Act(42 USC 423); or,
- (b) Has a physical, mental or emotional impairment that:
 - ?? Is expected to be of long continued and indefinite duration;
 - ?? Substantially impedes his/her ability to live independently; and,
 - ?? Is of such nature that such disability could be improved by more suitable housing conditions; or,
- (c) Has a developmental disability as defined in Section 102 (5) (b) of the Developmental Disabilities Assistance and Bill of Rights Act [42 USC 6001 (5)].

44. Portion of project – includes, one or more buildings in a multi-building project; one or more floors of a project or projects; a certain number of dwelling units in a project or projects. (24 CFR § 945.105)

45. Project, Section 504 - means the whole of one or more residential structures & appurtenant structures, equipment, roads, walks, & parking lots that are covered by a single contract for Federal financial assistance or application for assistance, or are treated as a whole for processing purposes, whether or not located on a common site. [24 CFR § 8.3]

46. Premises – The building or complex or development in which the public housing dwelling is located, including common areas and grounds.

47. Qualified Individual with handicaps, Section 504 - means an individual with handicaps who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that the PHA can demonstrate would result in a fundamental alteration in its nature.

- (a) Essential eligibility requirements include: ...stated eligibility requirements such as income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting the recipient's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than the PHA.
- (b) For example, a chronically mentally ill person whose particular condition poses a significant risk of substantial interference with the safety or enjoyment of others or with his or her own health or safety in the absence of necessary supportive services may be "qualified" for occupancy in a project where such supportive services are provided by the PHA as a part of the assisted program. The person may not be 'qualified' for a project lacking such services. (24 CFR § 8.3)

48. Single Person - A person who is not an elderly person, a person with disabilities, a displaced person, or the remaining member of a resident family.

49. Spouse - Spouse means the husband or wife of the head of the household.

50. Tenant Rent - The amount payable monthly by the Family as rent to PHA. Where all utilities (except telephone) and other essential housing services are supplied by the Authority, Tenant Rent equals Total Tenant Payment. Where some or all utilities (except telephone) and other essential housing services are not supplied by the PHA and the cost thereof is not included in the amount paid as rent, Tenant Rent equals Total Tenant Payment less the Utility Allowance (24 CFR § 5.603).

51. Total Tenant Payment (TTP) - The TTP, or income-based rent, is calculated using the following formula:

The greatest of 30% of the monthly Adjusted Income (as defined in these policies) or 10% of the monthly Annual Income (as defined in these policies), or the Welfare Rent if applicable, but never less than the Minimum Rent or

²¹ NOTE: this is the program definition for public housing. The 504 definitions do not supersede this definition for eligibility or admission. [24 CFR 8.4 (c) (2)]

²² A person with disabilities may be a child.

greater than the Ceiling Rent, if any. If the Resident pays and of the utilities directly to the utility supplier, the amount of the Utility Allowance is deducted from the TTP. **(24 CFR §5.613)** See the definition for Tenant Rent.

52. Uniform Federal Accessibility Standards - Standards for the design, construction, and alteration of publicly owned residential structures to insure that physically handicapped persons will have ready access to and use of such structures. The standards are set forth in **Appendix A to 24 CFR Part 40. See cross reference to UFAS in 504 regulations, 24 CFR § 8.32 (a).**
53. Utilities - Utilities means water, electricity, gas, other heating, refrigeration and cooking fuels, trash collection, and sewerage services. Telephone service is not included as a utility **(24 CFR § 965.473).**
54. Upward Mobility Preference: An admissions preference granted when:
 - (a) A family can verify employment of an adult member:
 - (i) Employment at the time of the offer — To receive this preference the applicant family must have at least one family member, age 18 or older, employed at the time of PHA's offer of housing. Employment at the time of the offer must be for the 90 day period immediately prior to the offer of housing and provide a minimum of 20 hours of work per week for the family member claiming the preference.
 - (ii) Employment periods may be interrupted, but to claim the preference, a family must have an employed family member prior to the actual offer of housing as described above.
 - (iii) A family member that leaves a job will be asked to document the reasons for the termination. Someone who quits work after receiving benefit of the preference (as opposed to layoff, or taking a new job) will be considered to have misrepresented the facts to PHA and will have their assistance terminated.
 - (iv) The amount earned shall not be a factor in granting this local preference. This local preference shall also be available to a family if the head, spouse, or sole member is 62 or older, or is receiving social security disability, or SSI disability benefits, or any other payments based on the individual's inability to work. **[Required, 24 CFR 960.212 (b) (1)]**
 - (b) A family can verify participation in a job training program or graduation from such a program. This includes programs of job training, skills training or education accepted or mandated by the Temporary Assistance to Needy Families program.

The family must notify PHA if it enters such a program while on the waiting list and provide documentation of participation to PHA. PHA will not grant this preference if the family fails to provide notice. Notice and verification of the preference claim must be received prior to the offer of housing. To claim this preference applicants must be in good standing with respect to attendance and program rules.
55. Utility Reimbursement – Funds that are reimbursed to the resident or, with the resident's permission, the utility company on the resident's behalf if the utility allowance exceeds the Total Tenant Payment. Tenants who choose to pay flat rents do not receive a utility reimbursement, since the value of the flat rent takes into account any utilities paid by the tenant.
56. Very Low-Income Family - Very low-income family means a family whose Annual Income does not exceed 50 percent of the median Annual Income for the area, with adjustments for smaller and larger families, as determined by the Secretary of Housing and Urban Development **[42 USC 1437a(b)].**
57. Violent Criminal Activity – Any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause serious bodily injury or property damage.

CAPITAL FUND and REPLACEMENT HOUSING FACTOR PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority TX006		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650199		Federal FY of Grant: 1999 RHF	
Budget Year 2005				APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration9	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	231,657	231,657	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	231,657	231,657	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650199				Federal FY of Grant: 1999 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Replacement Housing Factor (RHF)	Deveolment Activities		1499	TBD	231,657	231,657	0	0	Planning
	=== Sub Total 1499 ===				231,657	231,657	0	0	
	===GRAND TOTAL ===				231,657	231,657	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650199				Federal FY of Grant: 1999 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor (RHF)	08/31/06			08/31/08			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650100		Federal FY of Grant: 2000 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration9	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,005,952	1,005,952	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,005,952	1,005,952	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650100			Federal FY of Grant: 2000 RHF APRIL 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
26	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650100				Federal FY of Grant: 2000 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
Replacement Housing Factor (RHF)	Deveolment Activities		1499	TBD	1,005,952	1,005,952	0	0	Planning
	=== Sub Total 1499 ===				1,005,952	1,005,952	0	0	
	===GRAND TOTAL ===				1,005,952	1,005,952	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650100				Federal FY of Grant: 2000 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor (RHF)	08/31/06			08/31/08			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650101		Federal FY of Grant: 2001 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,697,733	2,697,733	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,697,733	2,697,733	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650101			Federal FY of Grant: 2001 RHF APRIL 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
26	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650101				Federal FY of Grant: 2001 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
Replacement Housing (RHF)	Development Activities		1499	N/A	2,697,733	2,697,733	0	0	Planning
	=== Sub Total 1499 ===				2,697,733	2,697,733	0	0	
	===GRAND TOTAL ===				2,697,733	2,697,733	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650101				Federal FY of Grant: 2001 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/03)			All Funds Expended (Quarter Ending Date 12/31/03)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing (RHF)	08/31/06			08/31/08			

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

Capital Fund Program (CFP) **Part I: Summary**

HA Name San Antonio Housing Authority			Comprehensive Grant Number TX59-P006-50102		FFY of Grant Approval 2002 CFP APRIL 2005
Original Annual Statement		Reserve for disasters/ Emergencies		Revised Annual Statement/Revision Number _____	
Performance and Evaluation Report for Period Ending:			12/31/04		Final Performance and Evaluation Report
Line No.	Summary by Development Account		Total Estimated Costs		Total Actual Cost
			Original	Revised	Obligated Expended
1	Total Non-CGP Funds		0	0	0
2	1406	Operations (May not exceed 20% of line 21)	1,867,700	1,867,700	1,867,700
3	1408	Management Improvements	200,000	199,811	199,811 85,324
4	1410	Administration	725,000	933,853	933,853
5	1411	Audit	0	0	0
6	1415	Liquidated Damages	0	0	0
7	1430	Fees and Costs	189,000	488,753	488,753 377,527
8	1440	Site Acquisition	0	0	0
9	1450	Site Improvement	261,252	1,266,110	1,266,110 1,125,085
10	1460	Dwelling Structures	5,901,739	3,969,415	3,969,415 3,554,216
11	1465.1	Dwelling Equipment - Nonexpendable	30,168	9,988	9,988
12	1470	Nondwelling Structures	0	8,160	8,160
13	1475	Nondwelling Equipment	137,875	594,744	594,744 467,285
14	1485	Demolition	0	0	0
15	1490	Replacement Reserve	0	0	0
16	1492	Moving To Work Demonstration	0	0	0
17	1495.1	Relocation Costs	25,800	0	0
18	1499	Development Activities	0	0	0
19	1501	Collateralization of Debt Service	0	0	0

20	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	9,338,534	9,338,534	9,338,534	8,429,139
22	Amount of line 21 Related LBP Activities	203,446	203,446	203,446	203,446
23	Amount of line 21 Related to Section 504 Compliance	489,345	954,558	954,558	657,183
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban DevelopmentComprehensive Grant Program (CGP) **Part II: Supporting Pages**Office of Public and Indian
HousingPHA Name:
San Antonio Housing AuthorityComprehensive Grant Number
TX59-P006-50102Federal FY Grant: 2002
APRIL 2005

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601 Alazan								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	12,453	12,453	12,176	98%
	504 - Compliance/Handicap Access (TDH Notification Fee)	1430	5% of Units	0	275	275	275	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	20,305	20,305	16,555	82%
	== Sub total 1430 ==			0	33,033	33,033	29,006	
	Site & Drainage Improvements (Demolition and Reconstruction of sidewalks, curbs, retaining walls, approaches, etc.)	1450	50% of Site	0	199,314	199,314	74,891	38%
	== Sub total 1450 ==			0	199,314	199,314	74,891	

	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	0	5,440	5,440	5,440	100%
	== Sub total 1460 ==			0	5,440	5,440	5,440	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	0	2,152	2,152	2,152	100%
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	0	1,156	1,156	1,156	100%
	== Sub total 1465 ==			0	3,308	3,308	3,308	
	== Total: TX 601 ==			0	241,095	241,095	112,645	
TX 620B Cassiano								
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	0	0	0	Not Needed
	== Sub total 1460 ==			0	0	0	0	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	0	1,565	1,565	1,565	100%
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	0	2,105	2,105	2,105	100%
	== Sub total 1465 ==			0	3,670	3,670	3,670	
	== Total: TX 620B=			0	3,670	3,670	3,670	
TX 604 Wheatley Courts								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	12,000	4,229	4,229	4,229	100%

	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	7,000	6,581	6,581	6,581	100%
	== Sub total 1430 ==			19,000	10,810	10,810	10,810	
	Site & Drainage Improvements (Demolition and Reconstruction of sidewalks, curbs, retaining walls, approaches, Installation of Play Areas, etc.)	1450	50% of Site	0	10,629	10,629	0	80%
	== Sub total 1450 ==			0	10,629	10,629	0	
	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	45,753	30,550	30,550	30,550	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	3% of Units	16,000	225,535	225,535	102,645	46%
	504 - Compliance/Handicap Access (Modifications To Units) - Force Account	1460	2% of Units	140,000	4,070	4,070	0	0%
	Exterior Repairs - Rebuild Exterior Wall For Water Heater Closet	1460	1 ea.	0	2,000	2,000	2,000	100%
	Roof & Soffit Repairs (Remove Existing Roof and Underlayment and Install New)	1460	10% or Prop.	0	19,391	19,391	19,391	100%
	== Sub total 1460 ==			201,753	281,546	281,546	154,586	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	3,200	0	0	0	Not Needed
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	2,400	0	0	0	Not Needed
	== Sub total 1465 ==			5,600	0	0	0	
	504 - Compliance/Handicap Access (Relocation)	1495	3% of Units	6,400	0	0	0	Not Needed
	== Sub total 1495 ==			6,400	0	0	0	
	== Total: TX 604 ==			232,753	302,986	302,986	165,397	

TX 605 Lincoln Heights								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	16,000	18,018	18,018	14,401	80%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	25,000	12,272	12,272	12,272	100%
	504 - Compliance/Handicap Access (TDH Notification Fee)	1430	5% of Units	0	1,900	1,900	1,900	100%
	Exterior Repairs (Exterior Prep of Structure, Repair/Replace Siding (if necessary) and Paint)	1430	10 Bldgs	0	19,144	19,144	18,432	96%
	== = Sub total 1430== =			41,000	51,334	51,334	47,005	
	Site & Drainage Improvements (Demolition and Reconstruction of sidewalks, curbs, retaining walls, approaches, etc.)	1450	50% of Site	0	112,116	112,116	106,143	95%
	== = Sub total 1450== =			0	112,116	112,116	106,143	
	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	40,000	12,833	12,833	12,833	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	102,777	341,350	341,350	241,967	71%
	Exterior Repairs (Exterior Prep of Structure, Repair/Replace Siding (if necessary) and Paint)	1460	10 Bldgs	320,000	297,774	297,774	297,774	100%
	== = Sub total 1460 = =			462,777	651,957	651,957	552,574	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	5,400	0	0	0	Not Needed
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	7,200	0	0	0	Not Needed

	== Sub total 1465 ==			12,600	0	0	0	
	504 - Compliance/Handicap Access (Relocation)	1495	5% of Units	14,400	0	0	0	Not Needed
	== Sub total 1495 ==			14,400	0	0	0	
	== Total: TX 605 ==			530,777	815,408	815,408	705,722	
TX 606 Cassiano Homes								
	504 - Compliance/Handicap Access (TDH Notification Fee)	1430	5% of Units	0	300	300	300	100%
	Exterior Repairs (Exterior Prep of Structure, Repair/Replace Siding (if necessary) and Paint)	1430	23 Bldgs	0	111,072	111,072	97,555	88%
	== Sub total 1430 ==			0	111,372	111,372	97,855	
	Exterior Repairs (Exterior Prep of Structure, Repair/Replace Siding (if necessary) and Paint)	1460	23 Bldgs	0	316,310	316,310	248,197	78%
	== Sub total 1460 ==			0	316,310	316,310	248,197	
	== Total: TX 606 ==			0	427,682	427,682	346,052	
TX 608 San Juan Homes								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	2,635	2,635	2,331	88%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	4,525	4,525	3,416	76%

	504 - Compliance/Handicap Access (TDH Notification Fee)	1430	5% of Units	0	350	350	350	100%
	== Sub total 1430 ==			0	7,510	7,510	6,098	
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1470	100% of Admin. Bldg.	0	8,160	8,160	8,160	100%
	== Sub total 1470 ==			0	8,160	8,160	8,160	
	= Total: TX 608 =			0	15,670	15,670	14,258	
TX 612								
Villa Veramendi								
	Comprehensive Modernization (Dwelling /Non-Dwelling & Site)	1430	88 Units	0	20,001	20,001	16,851	84%
	Comprehensive Modernization (Materials Testing)	1430	88 Units	0	18,184	18,184	15,360	84%
	Comprehensive Modernization (Monitoring of Abatement Activities)	1430	88 Units	0	19,744	19,744	19,744	100%
	== Sub total 1430 ==			0	57,929	57,929	51,955	
	Comprehensive Modernization-Site Improvements (Demolition and Reconstruction of sidewalks, curbs, retaining walls, approaches, Installation of Play Areas, etc.)	1450	50% of Site	0	531,393	531,393	531,393	100%
	Comprehensive Modernization - Installation of CPS Utility Distribution Systems	1450	50% of Site	0	59,563	59,563	59,563	100%
	== Sub total 1450 ==			0	590,956	590,956	590,956	

	Comp. Modernization, To Include: Mechanical, Electrical, Plumbing; New Interiors and Exteriors; New Kitchens, Bathrooms, Bedrooms, Living Rooms, To Include for all: New flooring, paint, fixtures, appliances, cabinets, tile, doors, etc... (Phase II of Mod.)	1460	88 Units	1,601,489	2,200,771	2,200,771	2,200,319	100%
	= = = Sub total 1460 = = =			1,601,489	2,200,771	2,200,771	2,200,319	
	= = Total: TX 612 = =			1,601,489	2,849,656	2,849,656	2,843,229	
TX 6126 Glen Park								
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	21,090	21,090	21,090	100%
	= = = Sub total 1460 = = =			0	21,090	21,090	21,090	
	= = Total: TX 6126 = =			0	21,090	21,090	21,090	
TX 618 Victoria Plaza								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	1,160	1,160	1,160	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	7,031	7,031	5,590	79%
	= = = Sub total 1430 = = =			0	8,191	8,191	6,750	
	MEP Upgrades - Installation of Backflow Preventer (Force Account)	1460	1 ea.	0	3,516	3,516	3,516	100%
	MEP Upgrades - Installation of Chiller	1460	1 ea.	0	45,393	45,393	45,393	100%

	== Sub total 1460 ==			0	48,908	48,908	48,908	
	== Total: TX 618 ==			0	57,100	57,100	55,658	
TX 619 Villa Tranchese								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	5,128	5,128	1,160	23%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	6,451	6,451	5,090	79%
	== Sub total 1430 ==			0	11,579	11,579	6,250	
	MEP Upgrades - Installation of Generator	1460	1 ea.	0	14,150	14,150	14,150	100%
	== Sub total 1460 ==			0	14,150	14,150	14,150	
	== Total: TX 619 ==			0	25,729	25,729	20,400	
TX 622 Villa Hermosa								
	MEP Upgrades - Installation of Chiller	1460	1 ea.	0	52,747	52,747	52,747	100%
	== Sub total 1460 ==			0	52,747	52,747	52,747	
	== Total: TX 622 ==			0	52,747	52,747	52,747	
TX 623								

Sun Park								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	790	790	790	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	11,321	11,321	9,634	85%
	== Sub total 1430 ==			0	12,111	12,111	10,424	
	== Total: TX 623 ==			0	12,111	12,111	10,424	
TX 624 Mission Park								
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	5,321	5,321	4,259	80%
	== Sub total 1430 ==			0	5,321	5,321	4,259	
	Settlement Costs/Retainage on Comp. Mod Activities	1460	100 Units	250,000	0	0	0	Not Needed
	== Sub total 1460 ==			250,000	0	0	0	
	== Total: TX 624 ==			250,000	5,321	5,321	4,259	
TX 626A Tarry Towne								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	6,920	6,920	1,160	17%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	4,821	4,821	3,665	76%

	== Sub total 1430 ==			0	11,741	11,741	4,825	
	Site & Drainage Improvements (Rework Elevations in Section of Pavement, install Drainage Channel and Sump Pump.	1450	160 Sq. Ft.	0	26,635	26,635	26,635	100%
	== Sub total 1450 ==			0	26,635	26,635	26,635	
	== Total: TX 626A ==			0	38,377	38,377	31,460	
TX 626B								
College Park								
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	9,135	9,135	7,403	81%
	== Sub total 1430 ==			0	9,135	9,135	7,403	
	== Total: TX 626B ==			0	9,135	9,135	7,403	
TX 627								
Parkview								
	Installation of Property Signs/Seal Canopy	1450	1 ea.	1,252	1,252	1,252	1,252	100%
	== Sub total 1450 ==			1,252	1,252	1,252	1,252	
	Installation of Balcony Drains	1460	Approx. 80 ea.	16,518	16,518	16,518	16,518	100%
	== Sub total 1460 ==			16,518	16,518	16,518	16,518	

	= = Total: TX 627 = =			17,770	17,770	17,770	17,770	
TX 628 Fair Ave.								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	11,200	11,200	1,160	10%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	6,821	6,821	5,390	79%
	= = = Sub total 1430 = = =			0	18,021	18,021	6,550	
	= = Total: TX 628 = =			0	18,021	18,021	6,550	
TX 629 Blanco Apts								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	5,083	5,083	1,160	23%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	5,031	5,031	3,790	75%
	= = = Sub total 1430 = = =			0	10,114	10,114	4,950	
	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	10,928	10,928	10,928	10,928	100%
	= = = Sub total 1460 = = =			10,928	10,928	10,928	10,928	
	= = Total: TX 629 = =			10,928	21,042	21,042	15,878	
TX 630 Lewis Chatham								

	Site & Drainage Improvements - Rework Elevations in Rear Parking Lot, Install Inlet Box and Rework Inlet and Outlet Drainage Pipes In Retention Basin.	1450		0	23,305	23,305	23,305	100%
	== Sub total 1450 ==			0	23,305	23,305	23,305	
	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	11,988	11,988	11,988	11,988	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	81,001	81,001	81,001	100%
	== Sub total 1460 ==			11,988	92,989	92,989	92,989	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	0	939	939	939	100%
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	0	867	867	867	100%
	== Sub total 1465 ==			0	1,806	1,806	1,806	
	== Total: TX 630 ==			11,988	118,100	118,100	118,100	
TX 631 Riverside								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	2,833	2,833	1,160	41%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	4,976	4,976	4,760	96%
	== Sub total 1430 ==			0	7,809	7,809	5,920	
	Exterior Repairs - Remove Damaged Siding and Replace with New and Re-Attach Sections.....Paint All.	1460	100% of Bldgs.	0	160,712	160,712	43,882	27%
	== Sub total 1460 ==			0	160,712	160,712	43,882	

	== Total: TX 631 ==			0	168,521	168,521	49,802	
TX 633C								
Williamsburg								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	3,408	3,408	1,160	34%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	4,951	4,951	3,740	76%
	== Sub total 1430 ==			0	8,359	8,359	4,900	
	== Total: TX 633C ==			0	8,359	8,359	4,900	
TX 634								
Cheryl West								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	5,256	5,256	1,160	22%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	7,426	7,426	5,840	79%
	== Sub total 1430 ==			0	12,682	12,682	7,000	
	504 - Compliance/Handicap Access (Modifications To Units) Force Account	1460	5% of Units	0	6,380	6,380	4,407	69%
	== Sub total 1460 ==			0	6,380	6,380	4,407	
	== Total: TX 634 ==			0	19,062	19,062	11,406	

TX 639 Kenwood North								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	9,081	9,081	1,160	13%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	5,191	5,191	3,890	75%
	== Sub total 1430 ==			0	14,272	14,272	5,050	
	== Total: TX 639 ==			0	14,272	14,272	5,050	
TX 640 Midway Apts.								
	Site Improvements - Install Sidewalk and Correct Drainage Patterns	1450	200 Sq. Ft.	0	3,700	3,700	3,700	100%
	== Sub total 1450 ==			0	3,700	3,700	3,700	
	== Total: TX 640 ==			0	3,700	3,700	3,700	
TX 641 San Pedro Arms Apts								
	Comprehensive Modernization - Install Standard Telephone Entry System.	1460	1 ea.	0	3,150	3,150	3,150	100%
	== Sub total 1460 ==			0	3,150	3,150	3,150	
	== Total: TX 641 ==			0	3,150	3,150	3,150	

TX 642 WC White								
	Advertising	1410	N/A	0	2,985	2,985	2,985	100%
	== Sub total 1410 ==			0	2,985	2,985	2,985	
	Comp. Modernization, To Include: Mechanical, Electrical, Plumbing; New Interiors and Exteriors; New Kitchens, Bathrooms, Bedrooms, Living Rooms, To Include for all: New flooring, paint, fixtures, appliances, cabinets, tile, doors, etc...	1460	75 Units	2,776,165	0	0	0	Deferred
	Stored Materials - Container Rental	1460	1 ea.	121	18,410	18,410	16,923	92%
	Remediation Of Environmentally Hazardous Materials	1460	100%	220,000	0	0	0	Not Needed
	Settlement Costs/Contract Retainage	1460	N/A	350,000	0	0	0	Not Needed
	== Sub total 1460 ==			3,346,286	18,410	18,410	16,923	
	== Total: TX 642 ==			3,346,286	21,395	21,395	19,908	
TX 643 Highview								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	1,701	1,701	1,160	68%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	8,501	8,501	6,740	79%
	== Sub total 1430 ==			0	10,202	10,202	7,900	
	== Total: TX 643 ==			0	10,202	10,202	7,900	
TX 644 Cross Creek								

	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	291	291	291	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	11,481	11,481	5,851	51%
	== Sub total 1430 ==			0	11,772	11,772	6,142	
	== Total: TX 644 ==			0	11,772	11,772	6,142	
TX 647 Westway								
	504 - Compliance/Handicap Access (Modifications To Units) Force Account	1460	Modifications to 1 Unit	0	2,094	2,094	2,094	100%
	== Sub total 1460 ==			0	2,094	2,094	2,094	
	== Total: TX 647 ==			0	2,094	2,094	2,094	
TX 648 Marie McGuire								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	646	646	646	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	3,821	3,821	3,134	82%
	== Sub total 1430 ==			0	4,467	4,467	3,780	
	== Total: TX 648 ==			0	4,467	4,467	3,780	

TX 649 M.C. Beldon								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	359	359	359	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	4,321	4,321	3,509	81%
	== Sub total 1430 ==			0	4,680	4,680	3,868	
	== Total: TX 649 ==			0	4,680	4,680	3,868	
TX 650 Francis Furey								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	419	419	419	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	5,211	5,211	2,633	51%
	== Sub total 1430 ==			0	5,630	5,630	3,052	
	Site & Drainage Improvements - Remove Existing Failed Asphalt Driveway, Install New Base Materials and New Asphalt.	1450	400 Sq. Ft.	0	23,748	23,748	23,748	100%
	== Sub total 1450 ==			0	23,748	23,748	23,748	
	== Total: TX 650 ==			0	29,378	29,378	26,800	
TX 651 HB Gonzalez								

	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	543	543	543	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	2,201	2,201	1,170	53%
	== Sub total 1430 ==			0	2,744	2,744	1,713	
	Site & Drainage Improvements - Remove Existing Failed Asphalt Parking Lot, Provide New Drainage Pattern, Install New Base Materials and New Asphalt..... Restripe.	1450	100%	0	86,428	86,428	86,428	100%
	== Sub total 1450 ==			0	86,428	86,428	86,428	
	Window Replacements	1460	1 ea.	0	356	356	356	100%
	== Sub total 1460 ==			0	356	356	356	
	== Total: TX 651 ==			0	89,527	89,527	88,497	
	TX 652 W. Sinkin							
	Advertising	1410	N/A	0	1,739	1,739	1,739	100%
	Printing & Publications	1410	N/A	0	90	90	90	100%
	== Sub total 1410 ==			0	1,829	1,829	1,829	
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	592	592	592	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	3,821	3,821	3,449	90%
	== Sub total 1430 ==			0	4,413	4,413	4,041	

	Site & Drainage Improvements To Stabilize Foundation To 4 Units: Regrade Area, Install Drainage Channel, New Fencing.	1450	100% of South Property Line	260,000	169,181	169,181	169,181	100%
	== Sub total 1450 ==			260,000	169,181	169,181	169,181	
	== Total: TX 652 ==			260,000	175,424	175,424	175,051	
TX 653 Pin Oak II								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	363	363	363	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	2,311	2,311	1,170	51%
	== Sub total 1430 ==			0	2,674	2,674	1,533	
	== Total: TX 653 ==			0	2,674	2,674	1,533	
TX 654 Cisneros								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	381	381	381	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	2,621	2,621	1,316	50%
	== Sub total 1430 ==			0	3,002	3,002	1,697	
	== Total: TX 654 ==			0	3,002	3,002	1,697	

TX 655 Matt Garcia								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	359	359	359	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	8,321	8,321	6,509	78%
	== Sub total 1430 ==			0	8,680	8,680	6,868	
	== Total: TX 655 ==			0	8,680	8,680	6,868	
TX 656 L C Rutledge								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	425	425	425	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	7,821	7,821	6,703	86%
	== Sub total 1430 ==			0	8,246	8,246	7,128	
	== Total: TX 656 ==			0	8,246	8,246	7,128	
TX 657 Teurah Shaley								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	3,694	3,694	566	15%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	3,195	3,195	2,337	73%
	504 - Compliance/Handicap Access (TDH Notification Fee)	1430	5% of Units	0	50	50	50	100%

	== Sub total 1430 ==			0	6,939	6,939	2,953	
	Interior Repairs To Ceilings - Remove Existing Sheetrock Ceiling and Provide New.....Improve Ventilation In Attics To Prevent Moisture Buildup.	1460	Approx. 30 Units	0	17,921	17,921	17,921	100%
	504 - Compliance/Handicap Access (ACM/LBP Abatement To Units)	1460	5% of Units	0	500	500	500	100%
	== Sub total 1460 ==			0	18,421	18,421	18,421	
	== Total: TX 657 ==			0	25,360	25,360	21,374	
	TX 658 Lila Cockrell							
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	327	327	327	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	3,391	3,391	1,755	52%
	== Sub total 1430 ==			0	3,718	3,718	2,082	
	== Total: TX 658 ==			0	3,718	3,718	2,082	
	TX 659 O P Schnabel							
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	592	592	592	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	7,821	7,821	6,134	78%
	== Sub total 1430 ==			0	8,413	8,413	6,726	

	Site & Drainage Improvements - Remove Existing Landscape Materials Causing Irregular Drainage and Rework Elevations, Install New Channels, Install New Top Soil and Sod.	1450	100% of Courtyard	0	18,845	18,845	18,845	100%
	== Sub total 1450 ==			0	18,845	18,845	18,845	
	== Total: TX 659 ==			0	27,258	27,258	25,571	
TX 6108 Charles C. Andrews								
	504 - Compliance/Handicap Access (Environmental Survey/Air Monitoring)	1430	5% of Units	0	1,541	1,541	731	47%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	309	309	309	100%
	== Sub total 1430 ==			0	1,850	1,850	1,040	
	== Total: TX 6108 ==			0	1,850	1,850	1,040	
TX 661 Scattered Sites								
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	37,143	37,143	37,143	100%
	== Sub total 1460 ==			0	37,143	37,143	37,143	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	0	313	313	313	100%
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	0	289	289	289	100%

	== Sub total 1465 ==			0	602	602	602	
	== Total: TX 661 ==			0	37,745	37,745	37,745	
TX 668 Scattered Sites								
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	10,506	10,506	10,506	100%
	== Sub total 1460 ==			0	10,506	10,506	10,506	
	504 - Compliance/Handicap Access (Ranges)	1465	5% of Units	0	313	313	313	100%
	504 - Compliance/Handicap Access (Refrigerators)	1465	5% of Units	0	289	289	289	100%
	== Sub total 1465 ==			0	602	602	602	
	== Total: TX 668 ==			0	11,108	11,108	11,108	
TX 600 PHA Wide								
	Operations	1406	20%	1,867,700	1,867,700	1,867,700	1,867,700	100%
	== Sub total 1406 ==			1,867,700	1,867,700	1,867,700	1,867,700	
	Management Imp/Computer Upgrades (Software)	1408	N/A	200,000	199,811	199,811	85,324	43%
	== Sub total 1408 ==			200,000	199,811	199,811	85,324	
	Salaries	1410	N/A	725,000	929,039	929,039	929,039	100%

	== Sub total 1410 ==			725,000	929,039	929,039	929,039	
	504 Compliance/Handicap Access	1430	N/A	86,000	0	0	0	Not Needed
	504 Compliance/Handicap Access (Env)	1430	N/A	43,000	0	0	0	Not Needed
	== Sub total 1430 ==			129,000	0	0	0	
	Comprehensive Modernization	1460	N/A	0	-1,113	-1,113	-1,113	100%
	== Sub total 1460 ==			0	-1,113	-1,113	-1,113	
	504 - Compliance/Handicap Access (Ranges)	1465	N/A	8,768	0	0	0	Not Needed
	504 - Compliance/Handicap Access (Refrigerators)	1465	N/A	3,200	0	0	0	Not Needed
	== Sub total 1465 ==			11,968	0	0	0	
	Management Imp/Computer Upgrades (Hardware)	1475	N/A	137,875	594,744	594,744	467,285	79%
	== Sub total 1475 ==			137,875	594,744	594,744	467,285	
	504 Relocation Costs	1495	N/A	5,000	0	0	0	Not Needed
	== Sub total 1495 ==			5,000	0	0	0	
	= SUB TOTAL PHA WIDE =			3,076,543	3,590,182	3,590,182	3,348,236	
	TOTAL MOD PROGRAM			9,338,534	9,338,534	9,338,534	8,429,139	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601 Alazan Courts	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 604 Wheatley Courts	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 605 Lincoln Heights	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 606 Cassiano Homes	N/A	06/30/04		N/A	06/30/06		Added Item
TX 608 San Juan Homes	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 6108	06/30/04	06/30/04		06/30/06	06/30/06		No Change

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Charles C. Andrews							
TX 612 Villa Veramendi	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 618 Victoria Plaza	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 619 Villa Tranchese	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 620B Cassiano	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 622 Villa Hermosa	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
TX 623	06/30/04	06/30/04		06/30/06	06/30/06		No Change

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Sun Park Lane							
TX 624 Mission Park	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 626A Tarry Towne	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 626B College Park	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 627 Parkview.	06/30/04	12/31/03	12/31/03	06/30/06	12/31/03	12/31/03	Complete
TX 628 Fair Ave.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 629 Blanco Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 630 Chatham Apts.	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
TX 631 Riverside Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 633C Williamsburg	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 634 Cheryl West	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 639 Kenwood North	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 640 Midway Apts.	N/A	N/A	12/31/03	N/A	N/A	12/31/03	Complete

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PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 641 San Pedro Apts.	N/A	N/A	12/31/03	N/A	N/A	12/31/03	Complete
TX 642 WC White Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 643 Highview Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 644 Cross Creek Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 647 Westway Apts.	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 648 Marie McGuire Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 649 M.C. Beldon Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 650 Francis Furey Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 651 H.B. Gonzalez Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 652	06/30/04	06/30/04		06/30/06	06/30/06		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Sinkin Apts.							
TX 653 Pin Oak II Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 654 Cisneros Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 655 Matt Garcia Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 656 Rutledge Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 657	06/30/04	06/30/04		06/30/06	06/30/06		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Shaley Apts.							
TX 658 Lila Cockrell Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 659 O.P. Schnabel Apts.	06/30/04	06/30/04		06/30/06	06/30/06		No Change
TX 661 Scattered Sites	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
TX 668 Scattered Sites	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
TX 126 Glen Park	06/30/04	06/30/04		06/30/06	06/30/06		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 600 PHA WIDE							
1406 Operations	12/31/02	12/31/02	12/31/02	12/31/02	12/31/02	12/31/02	Complete
1408 Management Imp.	06/30/04	06/30/04	06/30/04	06/30/06	06/30/06	06/30/06	Complete
1410 Administration	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
1430 Consultant Fees	06/30/04	N/A		06/30/06	N/A		Not Needed
1440 Property Acquisition	06/30/04	N/A		06/30/06	N/A		Not Needed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50102 Replacement Housing Factor No:					Federal FY of Grant: 2002 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1450 Site Improvements	06/30/04	N/A		06/30/06	N/A		Not Needed
1460 Dwelling Structures	06/30/04	06/30/04	06/30/04	06/30/06	12/31/04	12/31/04	Complete
1470 Non-Dwelling Structures	06/30/04	06/30/04		06/30/06	06/30/06		Not Needed
1475 Non-Dwelling Equipment	06/30/04	06/30/04		06/30/06	06/30/06		In Progress
1502 Contingent Account	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650102		Federal FY of Grant: 2002 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	3,375,061	3,375,061		
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	3,375,061	3,375,061	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650102		Federal FY of Grant: 2002 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650102				Federal FY of Grant: 2002 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Replacement Housing (RHF)	Development Activities	1499	N/A	3,375,061	3,375,061	0	0	Planning	
	=== Sub Total 1499 ===			3,375,061	3,375,061	0	0		
	===GRAND TOTAL ===			3,375,061	3,375,061	0	0		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650102				Federal FY of Grant: 2002 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing (RHF)	08/31/06			08/31/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: San Antonio Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650103	Federal FY of Grant: 2003 RHF APRIL 2005
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement

☒ Performance and Evaluation Report for Period Ending: 12/31/04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	2,635,633	2,635,633	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	2,635,633	2,635,633	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650103			Federal FY of Grant: 2003 RHF APRIL 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
26	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650103				Federal FY of Grant: 2003 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Replacement Housing (RHF)	Development Activities		1499	N/A	2,635,633	2,635,633	0	0	Planning
	=== Sub Total 1499 ===				2,635,633	2,635,633	0	0	
	===GRAND TOTAL ===				2,635,633	2,635,633	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650103				Federal FY of Grant: 2003 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing (RHF)	08/31/06			08/31/08			

Annual Statement/Performance and

Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
San Antonio Housing Authority		Capital Fund Program Grant No: TX59-P006-50103		2003 CFP	
		Replacement Housing Factor Grant No:			
Original Annual Statement Reserve for disasters/ Emergencies		Revised Annual Statement (revision no:) (4)		Apr-05	
Performance and Evaluation Report for Period Ending: 12/31/04		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	1,448,473	1,448,473	1,448,473	1,448,473
3	1408 Management Improvements	612,967	10,385	10,385	0
4	1410 Administration	689,236	723,631	723,631	723,631
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	199,640	686,302	275,297	36,098
8	1440 Site Acquisition	6,750	30,769	30,769	29,094
9	1450 Site Improvement	1,432,100	494,908	312,018	519
10	1460 Dwelling Structures	1,861,836	2,226,663	1,163,595	420,939
11	1465.1 Dwelling Equipment - Nonexpendable	139,200	0	0	0
12	1470 Nondwelling Structures	322,600	1,617,880	831,859	41,495
13	1475 Nondwelling Equipment	469,565	3,356	3,356	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	60,000	0	0	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization of Debt Service	0	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	7,242,367	7,242,367	4,799,383	2,700,249
22	Amount of line 21 Related LBP Activities	56,211	56,211	56,211	0
23	Amount of line 21 Related to Section 504 Compliance	219,400	3,004,521	1,330,243	154,850
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages**U.S. Department of Housing
Urban Development**

Office of Public and Indian Housing

and

PHA Name:

Comprehensive Grant Number

Federal FY Grant: 2003

San Antonio Housing Authority[TX59-P006-50103](#)

APRIL 2005

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601 Alazan	Advertising	1410	N/A	1,500	1,694	1,694	1,694	100%
	= = = Sub total 1410 = = =			1,500	1,694	1,694	1,694	
	Install Handrails (where 3 or more steps exist)	1430	5 ea.	800	0	0	0	Moved
	Repair/Replace Playground Equipment	1430	3 ea.	4,000	0	0	0	Moved
	Repair/Replace Sidewalks	1430	1,000 Lin. Ft.	2,400	0	0	0	Moved
	Repair/Replace Sewer Lines	1430	TBD	3,200	0	0	0	Not Needed
	Repair/Replace Siding and Paint	1430	3 Buildings	1,600	0	0	0	Moved
	Remove Mold/Paint Structure	1430	2 Buildings	1,600	0	0	0	Moved
	Physical Needs Assessment	1430	1 ea.	0	4,608	4,608	0	0%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	18,375	18,375	7,310	40%

	== = Sub total 1430 == =			13,600	22,983	22,983	7,310	
	Install Handrails (where 3 or more steps exist)	1450	5 ea.	10,000	0	0	0	Moved
	Repair/Replace Playground Equipment	1450	3 ea.	50,000	0	0	0	Moved
	Repair/Replace Sidewalks	1450	1,000 LF	30,000	0	0	0	Moved
	Repair/Replace Sewer Lines	1450	TBD	40,000	0	0	0	Not Needed
	== = Sub total 1450 == =			130,000	0	0	0	
	Repair/Replace Siding and Paint	1460	3 Buildings	20,000	0	0	0	Moved
	Remove Mold/Paint Structure	1460	2 Buildings	20,000	0	0	0	Moved
	Install Bathtub Liners	1460	97 Units	0	163,800	163,800	0	0%
	== = Sub total 1460 == =			40,000	163,800	163,800	0	
	Abatement to PCI	1470	2 Struct.	0	6,062	6,062	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	189,024	189,024	0	0%
	== = Sub total 1470 == =			0	195,086	195,086	0	
	== Total: TX 601 ==			185,100	383,563	383,563	9,004	
TX 601A Apache	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	== = Sub total 1410 == =			1,500	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== = Sub total 1430 == =			0	3,508	3,508	0	

	504 Compliance/Handicap Access - Accessible Routes	1450	Admin. Bldg.	155,000	0	0	0	Moved
	== Sub total 1450 ==			155,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	10,000	0	0	0	Moved
	== Sub total 1470 ==			10,000	0	0	0	
	== Total: TX 601A ==			166,500	3,508	3,508	0	
TX 604 Wheatley Courts	Advertising	1410	N/A	1,500	1,498	1,498	1,498	100%
	== Sub total 1410 ==			1,500	1,498	1,498	1,498	
	Install Playground (Remove Damaged Existing Equip.)	1430	2 ea.	4,000	0	0	0	Moved
	Repair/Replace Walkways & Steps	1430	1,200 LF	2,400	0	0	0	Moved
	Repair/Replace Retaining Walls	1430	1,000 LF	1,600	0	0	0	Moved
	Repair/Replace Parking Areas/Driveways	1430	1,200 SF	1,600	0	0	0	Moved
	Repaint/Replace Fencing	1430	800 Lin. Ft.	800	0	0	0	Moved
	Correct Erosion Around Cleanouts	1430	10 ea.	1,200	0	0	0	Moved
	Repair Soffits	1430	10 ea.	4,800	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	Admin. Bldg.	0	16,972	16,972	0	0%

	== Sub total 1430 ==			16,400	20,480	20,480	0	
	Property Survey	1440	N/A	0	9,686	9,686	9,686	100%
	== Sub total 1440 ==			0	9,686	9,686	9,686	
	Install Playground (Remove Damaged Existing Equip.)	1450	2 ea.	50,000	0	0	0	Moved
	Repair/Replace Walkways & Steps	1450	1,200 LF	30,000	0	0	0	Moved
	Repair/Replace Retaining Walls	1450	1,000 LF	20,000	0	0	0	Moved
	Repair/Replace Parking Areas/Driveways	1450	1,200 SF	20,000	0	0	0	Moved
	Repaint/Replace Fencing	1450	800 LF	10,000	0	0	0	Moved
	Correct Erosion Around Cleanouts	1450	10 ea.	15,000	0	0	0	Moved
	Site Improvements	1450	50% of Site	0	186,111	3,220	0	0%
	== Sub total 1450 ==			145,000	186,111	3,220	0	
	504 Relocation	1495	10 ea.	60,000	0	0	0	Not Needed
	== Sub total 1495 ==			60,000	0	0	0	
	== Total: TX 604 ==			222,900	217,775	34,885	11,184	
TX 605 Lincoln Hts	Advertising	1410	N/A	1,500	1,645	1,645	1,645	100%
	== Sub total 1410 ==			1,500	1,645	1,645	1,645	
	Repair/Replace Damaged Sidewalks-Retaining Walls	1430	2,200 LF	5,200	0	0	0	Moved

	Roof Repairs-Remove Existing and Install New	1430	2 Bldgs.	1,600	0	0	0	Moved
	Paint Ext. Structures-Sand, Prime & Paint	1430	4 Bldgs.	4,800	0	0	0	Moved
	Soffit Repairs-Remove Existing and Install New	1430	4 Bldgs.	1,600	0	0	0	Moved
	Replace Kitchen Cabinets & Counter Tops	1430	8 Units	800	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	4,608	4,608	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	Admin. Bldg.	0	10,871	10,871	0	0%
	= = = Sub total 1430= = =			14,000	15,480	15,480	0	
	Repair/Replace Damaged Sidewalks-Retaining Walls	1450	2,200 LF	65,000	0	0	0	Moved
	Site Imp./Retaining Walls (Force Account)	1450	100 LF	0	614	614	519	84%
	Site Imp./Drainage/Playgrounds/R&R Damaged Sidewalks, Retaining Walls & Parking Lots	1450	50% of Site	0	107,986	107,986	0	0%
	= = = Sub total 1450= = =			65,000	108,599	108,599	519	
	Roof Repairs-Remove Existing and Install New	1460	2 Bldgs.	20,000	0	0	0	Moved
	Paint Ext. Structures-Sand, Prime & Paint	1460	4 Bldgs.	60,000	0	0	0	Moved
	Soffit Repairs-Remove Existing and Install New	1460	4 Bldgs.	20,000	0	0	0	Moved
	Replace Kitchen Cabinets & Counter Tops	1460	8 Units	10,000	0	0	0	Moved
	504 - Compliance/Handicap Access (Modifications To Units) Force Account	1460	2% of Units	0	110,464	110,464	0	0%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	3% of Units	0	232,989	232,989	88,545	38%
	Paint Ext. Buildings (REAC) Phase I	1460	10 Bldgs	0	98,352	98,352	0	0%
	= = = Sub total 1460 = = =			110,000	441,805	441,805	88,545	

	= = Total: TX 605 = =			190,500	567,530	567,530	90,709	
TX 606 Cassiano Homes	Advertising	1410	N/A	1,500	1,413	1,413	1,413	38%
	= = = Sub total 1410 = = =			1,500	1,413	1,413	1,413	
	Structural Stabilization (Problems w/1 unit)	1430	1 Bldg.	1,000	0	0	0	Not Needed
	LBP/ACM Abatement	1430	5 Units	1,200	0	0	0	Moved
	Repair/Replace Sidewalks	1430	2,500 LF	6,400	0	0	0	Moved
	Move Sewer Clean-Outs, Outside	1430	20 ea.	2,000	0	0	0	Not Needed
	Replace Electrical Poles (Hamilton St.)	1430	5 ea.	4,000	0	0	0	Moved
	Repair/Replace Exterior Siding	1430	100%	78,000	0	0	0	Moved
	Repair/Replace Electrical Boxes	1430	5 ea.	5,200	0	0	0	Moved
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	2,425	2,425	2,425	100%
	Physical Needs Assessment	1430	10% of Units	0	4,608	4,608	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	Admin. Bldg.	0	12,721	0	0	0%
	Paint Ext. Buildings (REAC) Phase I	1430	23 Bldgs.	0	19,477	0	0	0%
	= = = Sub total 1430 = = =			97,800	39,231	7,033	2,425	
	Repair/Replace Sidewalks	1450	1 Bldg.	80,000	0	0	0	Moved
	Move Sewer Clean-Outs, Outside	1450	5 Units	25,000	0	0	0	Not Needed
	Replace Electrical Poles (Hamilton St	1450	2,500 LF	50,000	0	0	0	Not Needed
	Site Imp./Drainage/Site Access./Playgrounds/R&R	1450	50% of Site	0	199,198	199,198	0	0%

	Damaged Sidewalks,Retaining Walls,Parking Lots							
	== Sub total 1450 ==			155,000	199,198	199,198	0	
	Structural Stabilization (Problems w/1 unit)	1460	1 Bldg.	20,000	0	0	0	Not Needed
	LBP/ACM Abatement	1460	5 Units	15,000	0	0	0	Moved
	Repair/Replace Exterior Siding	1460	100%	978,292	0	0	0	Moved
	Repair/Replace Electrical Boxes	1460	5 ea.	65,000	0	0	0	Moved
	Paint Ext. Buildings (REAC) Phase I	1460	23 Bldgs.	0	160,092	0	0	0%
	== Sub total 1460 ==			1,078,292	160,092	0	0	
	== Total: TX 606 ==			1,332,592	399,934	207,644	3,838	
TX 608 San Juan	Advertising	1410	N/A	1,500	535	535	535	100%
	== Sub total 1410 ==			1,500	535	535	535	
	Repair/Replace Roof-Remove Existing and Install New (2 units)	1430	1 Bldg.	1,600	0	0	0	Not Needed
	Physical Needs Assessment	1430	10% of Units		3,508	3,508	0	0%
	== Sub total 1430 ==			1,600	3,508	3,508	0	
	Property Survey	1440	N/A	0	15,083	15,083	13,408	89%
	== Sub total 1440 ==			0	15,083	15,083	13,408	
	504 Compliance/Handicap Access - Accessible Routes	1450	Admin. Bldg.	7,500	0	0	0	Moved

	== Sub total 1450 ==			7,500	0	0	0	
	Repair/Replace Roof-Remove Existing and Install New (2 units)	1460	1 Bldg.	20,000	0	0	0	Moved
	== Sub total 1460 ==			20,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	18,000	106,636	106,636	0	0%
	== Sub total 1470 ==			18,000	106,636	106,636	0	
	== Total: TX 608 ==			48,600	125,762	125,762	13,943	
TX 609 Sutton Homes	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	== Sub total 1410 ==			1,500	0	0	0	
	Structural Stabilization (4 Units)	1430	1 Bldg.	30,000	0	0	0	Moved
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	Admin. Bldg.	0	7,655	7,655	0	0%
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== Sub total 1430 ==			30,000	11,164	11,164	0	
	== Total: TX 609 ==			31,500	11,164	11,164	0	
TX 612 Villa Veramendi	Advertising	1410	N/A	0	664	664	664	89%

	== Sub total 1410 ==			0	664	664	664	
	504 - Compliance/Handicap Access (Modifications To Units)	1430	1 ea.	0	100	100	100	100%
	== Sub total 1430 ==			0	100	100	100	
	Ranges (Comp. Mod. Phase II)	1465	80 Units	44,000	0	0	0	Moved
	Refrigerators (Comp. Mod. Phase II)	1465	80 Units	35,200	0	0	0	Moved
	== Sub total 1465 ==			79,200				
	Installation of Stair Treads	1460	88 Units	0	1,771	1,771	0	0%
	Interior Rehabilitation to Laundry Room Areas	1460	88 Units	0	219,126	208,500	0	0%
	== Sub total 1460 ==			0	220,897	210,271	0	
	== Total: TX 612 ==	T		79,200	221,661	211,035	764	
TX 613 San Juan Homes	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== Sub total 1430 ==			0	3,508	3,508	0	
	== Total: TX 613 ==	T		0	3,508	3,508	0	
TX 614 Sutton Homes	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== Sub total 1430 ==			0	2,408	2,408	0	
	== Total: TX 614 ==	T		0	2,408	2,408	0	

TX 616 Wheatley	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	== Sub total 1430 ==			0	1,858	1,858	0	
	== Total: TX 616 ==			0	1,858	1,858	0	
TX 618 Victoria Plaza	Advertising	1410	N/A	1,500	129	129	129	100%
	== Sub total 1410 ==			1,500	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== Sub total 1430 ==			0	3,508	3,508	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	100%	25,000	0	0	0	Moved
	Install Backflow System	1460	1 ea.	10,000	0	0	0	Moved
	== Sub total 1460 ==			35,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	1,030	1,030	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	45,561	0	0	0%
	== Sub total 1470 ==			0	46,591	1,030	0	
	== Total: TX 618 ==			36,500	50,228	4,667	129	
TX 619 Villa Tranchese	Advertisiing	1410	N/A	0	129	129	129	100%

	== = Sub total 1410 == =			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== = Sub total 1430 == =			0	3,508	3,508	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	N/A	25,000	0	0	0	Moved
	== = Sub total 1460 == =			25,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	1,748	1,748	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	51,843	0	0	0%
	== = Sub total 1470 == =			0	53,591	1,748	0	
	== Total: TX 619 ==	T		25,000	57,228	5,385	129	
TX 620B Cassiano Addition	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== = Sub total 1430 == =			0	2,408	2,408	0	
	== Total: TX 620B ==	T		0	2,408	2,408	0	
TX 622 Villa Hermosa	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	Admin. Bldg.	0	4,471	4,471	0	0%
	== = Sub total 1430 == =			0	6,330	6,330	0	

	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	1 ea.	25,000	0	0	0	Moved
	== Sub total 1460 ==			25,000	0	0	0	
	== Total: TX 622 ==			25,000	6,330	6,330	0	
TX 623 Sun Park	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	
	504 Compliance/Handicap Access (Non-Dwelling)	1430	Admin. Bldg.	0	2,525	2,525	2,045	81%
	504 Compliance/Handicap Access	1430	5% of Units	0	153	75	75	100%
	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	== Sub total 1430 ==			0	4,536	4,458	2,120	
	504 Compliance/Handicap Access - Accessible Routes	1450	Admin. Bldg.	46,000	0	0	0	Moved
	== Sub total 1450 ==			46,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	6,000	6,000	6,000	100%
	== Sub total 1460 ==			0	6,000	6,000	6,000	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	56,000	71,221	65,000	7,700	12%

	== Sub total 1470 ==			56,000	71,221	65,000	7,700	
	== Total: TX 623 ==	T		103,500	82,116	75,817	16,179	
TX 624 Mission Park	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	
	504 Compliance/Handicap Access - Accessible Routes	1450	Admin. Bldg.	39,000	0	0	0	Moved
	== Sub total 1450 ==			39,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	6,700	51,688	51,688	4,350	8%
	== Sub total 1470 ==			6,700	51,688	51,688	4,350	
	== Total: TX 624 ==	T		47,200	52,047	52,047	4,709	
TX 626A Tarry Towne	Advertising	1410	N/A	1,500	72	72	72	100%
	== Sub total 1410 ==			1,500	72	72	72	
	Eliminate Underground Walter Problem- Investigate source of excessive water at Structure and Eliminate.	1430	1 Bldg.	1,440	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== Sub total 1430 ==			1,440	3,508	3,508	0	

	Eliminate Underground Water Problem- Eliminate excessive water at Structure.	1450	1 Bldg.	18,000	0	0	0	Moved
	== Sub total 1450 ==			18,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	2,457	2,457	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	193,287	0	0	0%
	== Sub total 1470 ==			0	195,744	2,457	0	
	== Total: TX 626A ==			20,940	199,324	6,037	72	
TX 626B College Park	Advertising	1410	N/A	1,500	592	592	592	100%
	== Sub total 1410 ==			1,500	592	592	592	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	45,000	0	0	0	Moved
	== Sub total 1450 ==			45,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	9,200	66,636	66,636	0	0%
	== Sub total 1470 ==			9,200	66,636	66,636	0	
	== Total: TX 626B ==			55,700	67,228	67,228	592	
TX 626C Linda Lou	Physical Needs Assessment	1430	10% of Units	0	758	758	0	0%

	== Sub total 1430 ==			0	758	758	0	
	== Total: TX 626C ==			0	758	758	0	
TX 628 Fair Ave.	Advertising	1410	N/A	0	129	129	129	100%
	== Sub total 1410 ==			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	== Sub total 1430 ==			0	3,508	3,508	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	100%	25,000	0	0	0	Not Needed
	== Sub total 1460 ==			25,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	1,955	1,955	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	59,301	0	0	0%
	== Sub total 1470 ==			0	61,256	1,955	0	
	== Total: TX 628 ==			25,000	64,893	5,592	129	
TX 629 Blanco Apts	Advertising	1410	N/A	0	129	129	129	100%
	== Sub total 1410 ==			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%

	== Sub total 1430 ==			0	3,508	3,508	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	100%	25,000	0	0	0	Not Needed
	== Sub total 1460 ==			25,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	2,375	2,375	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	102,580	0	0	0%
	== Sub total 1470 ==			0	104,955	2,375	0	
	== Total: TX 629 ==			25,000	108,592	6,012	129	
TX 630 Lewis Chatham								
	Advertising	1410	N/A	0	1,348	1,348	1,348	100%
	== Sub total 1410 ==			0	1,348	1,348	1,348	
	Eliminate Ponding Water in Rear Parking Lot	1430	100%	4,000	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	3,508	3,508	0	0%
	504 - Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	6,971	6,971	0	0%
	== Sub total 1430 ==			4,000	10,480	10,480	0	
	Eliminate Ponding Water in Rear Parking Lot	1450	100%	50,000	0	0	0	Moved
	== Sub total 1450 ==			50,000	0	0	0	
	Systems Upgrade (boilers, heating, chillers, pump systems, salt systems, elevators)	1460	1 ea.	25,000	60,000	0	0	0%

	== Sub total 1460 ==			25,000	60,000	0	0	
	== Total: TX 630 ==	T		79,000	71,827	11,827	1,348	
TX 631 Riverside	Advertising	1410	N/A	0	129	129	129	100%
	== Sub total 1410 ==			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== Sub total 1430 ==			0	2,408	2,408	0	
	Exterior Paint-Sand Existing, replace as needed.....Prime & Paint.	1460	74 Units	160,000	0	0	0	Moved
	== Sub total 1460 ==			160,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	1,228	1,228	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	33,130	0	0	0%
	== Sub total 1470 ==			0	34,358	1,228	0	
	== Total: TX 631 ==	T		160,000	36,895	3,765	129	
TX 632A Madonna Apts	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	6,311	6,311	0	0%
	== Sub total 1430 ==			0	8,170	8,170	0	
	== Total: TX 632A ==	T		0	8,170	8,170	0	

TX 632B	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
Sahara Ramsey	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	5,196	5,196	0	0%
	== Sub total 1430 ==			0	6,505	6,505	0	
	== Total: TX 632B ==			0	6,505	6,505	0	
TX 633A	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	5,646	5,646	0	0%
Escondida								
	== Sub total 1430 ==			0	5,646	5,646	0	
	== Total: TX 633A ==			0	5,646	5,646	0	
TX 633B	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
Le Chalet	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	14,471	14,471	0	0%
	Correct Drainage In Courtyard-Investigate to Eliminate Slow Drainage of Water In Courtyard.	1430	Courtyard	1,200	0	0	0	Moved
	== Sub total 1430 ==			1,200	15,780	15,780	0	
	Correct Drainage In Courtyard-Investigate to Eliminate Slow Drainage of Water In Courtyard.	1450	Courtyard	15,000	0	0	0	Moved
	== Sub total 1450 ==			15,000	0	0	0	
	== Total: TX 633B ==			16,200	15,780	15,780	0	
TX 633C	Install Handicap Ramp (Force Account)	1450	1 ea.	0	1,000	1,000	0	0%
Williamsburg								0%

	= = = Sub total 1450 = = =			0	1,000	1,000	0	
	Advertising	1410	N/A	0	129	129	129	100%
	= = = Sub total 1410 = = =			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	= = = Sub total 1430 = = =			0	1,308	1,308	0	
	504 Compliance/Handicap Access (Abatement)	1460	5% of Units	0	1,100	1,100	0	0%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	36,890	0	0	0%
	= = = Sub total 1460 = = =			0	37,990	1,100	0	
	= = Total: TX 633C = =			0	40,427	3,537	129	
TX 633D	Physical Needs Assessment 504 - Compliance/Handicap Access (Modifications To Units)	1430	10% of Units	0	1,033	1,033	0	0%
Linda Lou		1430	5% of Units	0	4,471	4,471	0	0%
	= = = Sub total 1430 = = =			0	5,505	5,505	0	
	= = Total: TX 633D = =			0	5,505	5,505	0	
TX 634	Advertising	1410	N/A	0	129	129	129	100%
Cheryl West								
	= = = Sub total 1410 = = =			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%

	== Sub total 1430 ==			0	2,408	2,408	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	3,140	3,140	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	63,127	0	0	0%
	== Sub total 1470 ==			0	66,267	3,140	0	
	== Total: TX 634 ==			0	68,804	5,677	129	
TX 635A Village East	Advertising	1410	N/A	750	0	0	0	Not Needed
	== Sub total 1410 ==			750	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	== Sub total 1430 ==			0	1,308	1,308	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	43,500	0	0	0	Moved
	== Sub total 1450 ==			43,500	0	0	0	
	504 Compliance/Handicap Access - Modifications To Door.	1460	1 Unit	200	0	0	0	Not Needed
	Install Gutters and Downspouts	1460	100%	7,400	0	0	0	Moved
	== Sub total 1460 ==			7,600	0	0	0	
	== Total: TX 635A ==			51,850	1,308	1,308	0	

TX 635B Olive Park	Advertising	1410	N/A	750	0	0	0	Not Needed
	=== Sub total 1410 ===			750	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	=== Sub total 1430 ===			0	1,308	1,308	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	43,500	0	0	0	Moved
	=== Sub total 1450 ===			43,500	0	0	0	
	504 Compliance/Handicap Access - Modifications To Door.	1460	1 Unit	200	0	0	0	Moved
	Install Gutters and Downspouts	1460	100%	7,400	0	0	0	Moved
	=== Sub total 1460 ===			7,600	0	0	0	
	== Total: TX 635B ==			51,850	1,308	1,308	0	
TX 638 Jewett Circle	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	7,046	7,046	0	0%
	=== Sub total 1430 ===			0	9,455	9,455	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	75 Units	25,000	0	0	0	Not Needed

	== Sub total 1460 ==			25,000	0	0	0	
	== Total: TX 638 ==	T		25,000	9,455	9,455	0	
TX 639 Kenwood North	Advertising	1410	N/A	0	129	129	129	100%
	== Sub total 1410 ==			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	== Sub total 1430 ==			0	1,858	1,858	0	
	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	53 Units	25,000	0	0	0	Not Needed
	== Sub total 1460 ==			25,000	0	0	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	4,717	4,717	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	76,565	0	0	0%
	== Sub total 1470 ==			0	81,282	4,717	0	
	== Total: TX 639 ==	T		25,000	83,269	6,704	129	
TX 640 Midway Apts.	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	504 - Compliance/Handicap Access (Modifications To Units)	1430	5% of Units	0	9,471	9,471	0	0%
	== Sub total 1430 ==			0	10,780	10,780	0	

	Install Sidewalk to Rear Gate	1450	15 Lin. Ft.	5,000	0	0	0	Moved
	= = = Sub total 1450 = = =			5,000	0	0	0	
	= = Total: TX 640 = =			5,000	10,780	10,780	0	
TX 642 WC White	Comp Mod. Mediation	1410	N/A	0	700	700	700	100%
	= = = Sub total 1410 = = =			0	700	700	700	
	Mold Remediation	1430	100%	0	2,395	2,395	0	0%
	Assisted Living Conversion Plan	1430	100%	0	13,223	7,223	6,223	86%
	= = = Sub total 1430 = = =			0	15,618	9,618	6,223	
	Comprehensive Modernization (Phase II)	1460	75 Units	0	261,415	261,415	261,415	100%
	To Include: (Mechanical, Electrical, Plumbing) Interior & Exterior; New Kitchens, Bathrooms, Bedrooms, Living Rooms. To Include: Flooring, Paint, Fixtures, Appliances, Cabinets, Tile, Doors, Windows, etc....							
	= = = Sub total 1460 = = =			0	261,415	261,415	261,415	
	= = Total: TX 642 = =			0	277,733	271,733	268,338	
TX 643 Highview	Advertising	1410	N/A	0	129	129	129	100%
	= = = Sub total 1410 = = =			0	129	129	129	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%

	== = Sub total 1430 == =			0	2,408	2,408	0	
	504 Compliance/Handicap Access (Abatement of Common Areas)	1470	Admin. Bldg.	0	1,139	1,139	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	0	28,406	0	0	0%
	== = Sub total 1470 == =			0	29,545	1,139	0	
	== Total: TX 643 ==	T		0	32,082	3,676	129	
TX 644 Cross Creek	Advertising	1410	N/A	1,500	0	0	0	0%
	== = Sub total 1410 == =			1,500	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== = Sub total 1430 == =			0	2,408	2,408	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	90,000	0	0	0	Moved
	== = Sub total 1450 == =			90,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	9,700	0	0	0	Moved
	== = Sub total 1470 == =			9,700	0	0	0	
	== Total: TX 644 ==	T		101,200	2,408	2,408	0	

TX 645 Park Square	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	== Sub total 1430 ==			0	1,308	1,308	0	
	== Total: TX 645 ==			0	1,308	1,308	0	
TX 646 Kenwood Manor	Physical Needs Assessment	1430	10% of Units	0	1,033	1,033	0	0%
	== Sub total 1430 ==			0	1,033	1,033	0	
	== Total: TX 646 ==			0	1,033	1,033	0	
TX 647 Westway	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	9,291	9,291	0	0%
	== Sub total 1430 ==			0	9,291	9,291	0	
	== Total: TX 647 ==			0	9,291	9,291	0	
TX 648 Marie McGuire	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	
	Repair Damage to Hallway Walls	1430	100%	1,600	0	0	0	Moved
	Replace Windows in Hallways	1430	100%	800	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	5% of Units	0	470	470	470	100%
	504 - Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	50	50	50	100%

	== Sub total 1430 ==			2,400	2,378	2,378	520	
	Repair Damage to Hallway Walls	1460	100%	20,000	0	0	0	Moved
	Replace Windows in Hallways	1460	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - Common Spaces	1460	100%	9,800	0	0	0	Moved
	504 - Compliance/Handicap Access (Abatement)	1460	5% of Units	0	1,000	1,000	1,000	100%
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	16,000	16,000	1,775	11%
	== Sub total 1460 ==			39,800	17,000	17,000	2,775	
	== Total: TX 648 ==			43,700	19,737	19,737	3,654	
TX 649 M C Beldon	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	
	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	== Sub total 1430 ==			0	1,308	1,308	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	28,500	0	0	0	Moved
	== Sub total 1450 ==			28,500	0	0	0	
	Roof Repairs	1460	1 Bldg.	0	14,450	14,450	14,450	100%
	== Sub total 1460 ==			0	14,450	14,450	14,450	

	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	7,500	38,520	38,520	3,570	9%
	= = = Sub total 1470 = = =			7,500	38,520	38,520	3,570	
	= = Total: TX 649 = =	T		37,500	54,637	54,637	18,379	
TX 650 Francis Furey	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	= = = Sub total 1410 = = =			1,500	0	0	0	
	Repair Asphalt @ Cul-De-Sac-Remove Existing, Install New.	1430	25 Sq. Ft.	1,200	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	= = = Sub total 1430 = = =			1,200	2,408	2,408	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	28,000	0	0	0	Moved
	Repair Asphalt @ Cul-De-Sac-Remove Existing, Install New.	1450	25 Sq. Ft.	15,000	0	0	0	Moved
	= = = Sub total 1450 = = =			43,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	10,500	0	0	0	Moved
	= = = Sub total 1470 = = =			10,500	0	0		
	= = Total: TX 650 = =	T		56,200	2,408	2,408	0	

TX 651 HB Gonzalez	Advertising	1410	N/A	1,500	1,459	1,459	1,459	100%
	== Sub total 1410 ==			1,500	1,459	1,459	1,459	
	Repair Parking Lot-Remove Sections with Extreme Wear and Install New.	1430	30 Sq. Ft.	3,200	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	== Sub total 1430 ==			3,200	1,858	1,858	0	
	Repair Parking Lot-Remove Sections with Extreme Wear and Install New.	1450	30 Sq. Ft.	40,000	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	6,000	0	0	0	Moved
	== Sub total 1450 ==			46,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	7,500	0	0	0	Moved
	== Sub total 1470 ==			7,500	0	0	0	
	== Total: TX 651 ==			58,200	3,318	3,318	1,459	
TX 652 W. Sinkin	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	
	Physical Needs Assessment	1430	10% of Units	0	1,858	1,858	0	0%
	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	625	625	470	75%

	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	50	50	50	100%
	== Sub total 1430 ==			0	2,533	2,533	520	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	13,000	0	0	0	Moved
	== Sub total 1450 ==			13,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Units)	1460		0	500	500	500	100%
	== Sub total 1460 ==			0	500	500	500	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	20,000	40,000	40,000	3,200	8%
	== Sub total 1470 ==			20,000	40,000	40,000	3,200	
	== Total: TX 652 ==			34,500	43,392	43,392	4,579	
TX 653 Pin Oak II	Advertising	1410	N/A	1,500	0	0	0	Moved
	== Sub total 1410 ==			1,500	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	1,308	1,308	0	0%
	== Sub total 1430 ==			0	1,308	1,308	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	17,000	0	0	0	Moved
	== Sub total 1450 ==			17,000	0	0	0	

	= = Total: TX 653 =			18,500	1,308	1,308	0	
TX 654 Cisneros	Advertising	1410	N/A	1,500	0	0	0	Moved
	= = = Sub total 1410 = = =			1,500	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	= = = Sub total 1430 = = =			0	2,408	2,408	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	4,100	0	0	0	Moved
	= = = Sub total 1450 = = =			4,100	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	11,500	0	0	0	Moved
	= = = Sub total 1470 = = =			11,500	0	0	0	
	= = Total: TX 654 =			17,100	2,408	2,408	0	
TX 655 Matt Garcia	Advertising	1410	N/A	1,500	359	359	359	100%
	= = = Sub total 1410 = = =			1,500	359	359	359	
	Interior Renovation-Repair Damage To Floors and Associated Components.	1430	2 Units	2,400	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%

	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	5% of Units	0	625	625	470	75%
	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	50	50	50	100%
	= = = Sub total 1430 = = =			2,400	3,083	3,083	520	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	47,000	0	0	0	Moved
	= = = Sub total 1450 = = =			47,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	500	500	500	100%
	Interior Renovation-Repair Damage To Floors and Associated Components.	1460	2 Units	30,000	86,646	45,754	45,754	100%
	= = = Sub total 1460 = = =			30,000	87,146	46,254	46,254	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	23,000	50,000	50,000	4,375	9%
	= = = Sub total 1470 = = =			23,000	50,000	50,000	4,375	
	= = Total: TX 655 =			103,900	140,588	99,696	51,508	
TX 656 LC Rutledge	Advertising	1410	N/A	1,500	359	359	359	100%
	= = = Sub total 1410 = = =			1,500	359	359	359	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1430	5% of Units	0	625	625	470	75%
	504 Compliance/Handicap Access (Dwelling)	1430	5% of Units	0	50	50	50	100%

	== Sub total 1430 ==			0	3,083	3,083	520	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	40,000	0	0	0	Moved
	== Sub total 1450 ==			40,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Units)	1460	5% of Units	0	1,000	1,000	1,000	100%
	== Sub total 1460 ==			0	1,000	1,000	1,000	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	31,000	120,000	120,000	11,950	10%
	== Sub total 1470 ==			31,000	120,000	120,000	11,950	
	== Total: TX 656 ==			72,500	124,442	124,442	13,829	
TX 657 Teurah Shaley	Advertising	1410	N/A	1,500	535	535	535	100%
	== Sub total 1410 ==			1,500	535	535	535	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== Sub total 1430 ==			0	2,408	2,408	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	13,000	0	0	0	Moved
	== Sub total 1450 ==			13,000	0	0	0	

	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	35,000	31,504	31,504	0	0%
	== Sub total 1470 ==			35,000	31,504	31,504	0	
	== Total: TX 657 ==	T		49,500	34,448	34,448	535	
TX 658 Lila Cockrell	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	== Sub total 1410 ==			1,500	0	0	0	
	Physical Needs Assessment	1430	10% of Units	0	2,408	2,408	0	0%
	== Sub total 1430 ==			0	2,408	2,408	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	12,000	0	0	0	Moved
	== Sub total 1450 ==			12,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	13,000	0	0	0	Moved
	== Sub total 1470 ==			13,000	0	0	0	
	== Total: TX 658 ==	T		26,500	2,408	2,408	0	
TX 659 O P Schnabel	Advertising	1410	N/A	1,500	359	359	359	100%
	== Sub total 1410 ==			1,500	359	359	359	

	Correct Drainage In Courtyard-Investigate to Eliminate Slow Drainage of Water In Courtyard.	1430	75 Units	1,200	0	0	0	Moved
	Physical Needs Assessment	1430	10% of Units	0	2,408	1,755	0	0%
	= = = Sub total 1430 = = =			1,200	2,408	1,755	0	
	Correct Drainage In Courtyard-Eliminate Slow Drainage of Water In Courtyard.	1450	100%	15,000	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	56,000	0	0	0	Moved
	= = = Sub total 1450 = = =			71,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	13,000	47,000	47,000	6,350	14%
	= = = Sub total 1470 = = =			13,000	47,000	47,000	6,350	
	= = Total: TX 659 = =			86,700	49,767	49,114	6,709	
TX 6108 Charles C. Andrews	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	= = = Sub total 1410 = = =			1,500	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	3,500	0	0	0	Moved
	= = = Sub total 1450 = = =			3,500	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	6,000	0	0	0	Moved

	== Sub total 1470 ==			6,000	0	0	0	
	== Total: TX 6108 ==			11,000	0	0	0	
TX 6124 Frank Hornsby	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	== Sub total 1410 ==			1,500	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	38,000	0	0	0	Moved
	== Sub total 1450 ==			38,000	0	0	0	
	504 - Compliance/Handicap Access (Modifications To Common Areas)	1470	Admin. Bldg.	27,000	0	0	0	Moved
	== Sub total 1470 ==			27,000	0	0	0	
	== Total: TX 6124 ==			66,500	0	0	0	
TX 6126 Glen Park	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	== Sub total 1410 ==			1,500	0	0	0	
	Exterior Repairs-Remove deteriorated siding and trimInstall New.	1430	2 Bldgs.	3,200	0	0	0	Moved
	== Sub total 1430 ==			3,200	0	0	0	

	Exterior Repairs-Remove deteriorated siding and trim.....Install New.	1460	2 Bldgs.	40,000	0	0	0	Moved
	= = = Sub total 1460 = = =			40,000	0	0	0	
	= = Total: TX 6126 = =	T		44,700	0	0	0	
TX 6127 Guadalupe Neighborhood	Advertising	1410	N/A	1,500	0	0	0	Not Needed
	= = = Sub total 1410 = = =			1,500	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	3,500	0	0	0	Moved
	= = = Sub total 1450 = = =			3,500	0	0	0	
	= = Total: TX 6126 = =	T		5,000	0	0	0	
TX 600 PHA Wide	Operations	1406	N/A	1,448,473	1,448,473	1,448,473	1,448,473	100%
	= = = Sub total 1406 = = =			1,448,473	1,448,473	1,448,473	1,448,473	
	Windows XP	1408	40 ea.	6,000	0	0	0	Not Needed
	Office 2000 Pro	1408	40 ea.	4,500	0	0	0	Not Needed
	Advanced Server 2000	1408	24 ea.	48,240	0	0	0	Not Needed
	Advanced Server Client	1408	450 ea.	12,150	0	0	0	Not Needed
	Advanced Server Terminal Server	1408	450 ea.	16,650	0	0	0	Not Needed
	Metaframe 2000 Advanced Server	1408	5 ea.	3,675	0	0	0	Not Needed
	N\MS "Net" Enterprise Development	1408	1 ea.	1,763	0	0	0	Not Needed
	MS SQL 2000	1408	1 ea.	18,150	0	0	0	Not Needed
	JDE CRM	1408	1 ea.	100,000	0	0	0	Not Needed

JDE 8.0	1408	1 ea.	22,500	0	0	0	Not Needed
MS Exchange	1408	1 ea.	41,400	0	0	0	Not Needed
OmniPro	1408	1 ea.	37,500	0	0	0	Not Needed
MLS Upgrade	1408	1 ea.	37,500	0	0	0	Not Needed
VoIP/Mitel/Cisco Telephone Upgrade	1408	1 ea.	30,000	0	0	0	Not Needed
LICENSES:							
Metaframe	1408	37 ea.	14,625	0	0	0	Not Needed
CONNX	1408	1 ea.	488	0	0	0	Not Needed
Paperless	1408	1 ea.	11,250	0	0	0	Not Needed
Norton Virus	1408	1 ea.	6,000	0	0	0	Not Needed
E-mail/Internet	1408	1 ea.	750	0	0	0	Not Needed
Network Administration	1408	1 ea.	113,300	0	0	0	Not Needed
Contractor Fees – Technology Upgrades	1408	1 ea.	86,526	0	0	0	Not Needed
Computer Operating Systems Upgrades	1408	1 ea.	0	1,153	1,153	0	0%
Computer Upgrades (Software)	1408	1 ea.	0	2,180	2,180	0	0%
Paperless Office Systems Licenses	1408	1 ea.	0	7,052	7,052	0	0%
= = = Sub total 1408 = = =			612,967	10,385	10,385	0	
Salaries/ Employee Benefit Contribution	1410	N/A	399,236	0	0	0	Not Needed
Printing & Publications	1410	N/A	5,000	0	0	0	Not Needed
Advertising	1410	N/A	5,000	0	0	0	Not Needed
Office Supplies / Sundry	1410	N/A	5,000	0	0	0	Not Needed
Office rent for AECS / Housing Management	1410	N/A	210,000	0	0	0	Not Needed
Litigation Expenses (Mission Park)	1410	N/A	5,000	0	0	0	Not Needed
Litigation Expenses (WC White)	1410	N/A	15,000	0	0	0	Not Needed
Salaries/ Advertising/Office Rent/Sundry	1410	N/A	0	707,449	707,449	707,449	100%
= = = Sub total 1410 = = =			644,236	707,449	707,449	707,449	
Engineering Services @ Various Properties	1430	TBD	2,000	0	0	0	Not Needed
Lead Based Paint Testing	1430	N/A	2,000	0	0	0	Not Needed
Asbestos Testing	1430	N/A	2,000	0	0	0	Not Needed
504-LBP & Asbestos Testing/Air Monitoring	1430	TBD	0	28,000	0	0	0%

504-LBP & Asbestos Testing/Air Monitoring	1430	TBD	0	28,000	0	0	0%
504-LBP & Asbestos Testing/Air Monitoring	1430	TBD	0	28,000	0	0	0%
Asbestos Testing	1430	TBD	0	15,840	15,840	15,840	100%
Energy Consultant	1430	TBD	0	88,075	0	0	0%
LBP Risk Assessments	1430	TBD	0	200,000	0	0	0%
= = = Sub total 1430 = = =			6,000	387,915	15,840	15,840	
Surveys & Maps	1440	TBD	6,750	6,000	6,000	6,000	100%
= = = Sub total 1440 = = =			6,750	6,000	6,000	6,000	
Systems Upgrade (boilers, heating, chillers, pump systems, salt systems, elevators, etc.)	1460	TBD	3,344	0	0	0	Not Needed
On Demand/Lead Based Paint Abatement	1460	TBD	2,000	0	0	0	Not Needed
On Demand/Asbestos Abatement	1460	TBD	2,000	0	0	0	Not Needed
504 Compliance/Handicap Access (LBP/ACM Abatement) Modifications to Common Areas - Dwelling	1460	50%	94,000	0	0	0	Not Needed
504 Compliance/Handicap Access (Construction/Conversion) Modifications to Common Areas - Dwelling	1460	50%	17,200	0	0	0	Not Needed
504 Conversions to Common Spaces (7 Sites)	1460	7 Sites	0	483,000	0	0	0%
504 Conversions to Common Spaces (4 Sites)	1460	4 Sites	0	271,567	0	0	0%
= = = Sub total 1460 = = =			118,544	754,567	0	0	
504 Ranges	1465	TBD	30,000	0	0	0	Not Needed
504 Refrigerators	1465	TBD	30,000	0	0	0	Not Needed
= = = Sub total 1465 = = =			60,000	0	0	0	
On Demand/Lead Based Paint Abatement	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Asbestos Abatement	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Elevator Repairs/Code Compliance	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Replace-Repair A.V.C Systems	1470	TBD	2,000	0	0	0	Not Needed

504-LBP & Asbestos Abatement (7 Properties)	1470	TBD	0	42,000	0	0	0%
504-LBP & Asbestos Abatement (7 Properties)	1470	TBD	0	42,000	0	0	0%
504-LBP & Asbestos Abatement (7 Properties)	1470	TBD	0	42,000	0	0	0%
== Sub total 1470 ==			8,000	126,000	0	0	
NETWORKING (LAN-WAN):							
Switch Hub Upgrades	1475	TBD	3,750	0	0	0	Not Needed
New Drops	1475	TBD	36,000	0	0	0	Not Needed
10/100 NIC Ethernet	1475	TBD	3,750	0	0	0	Not Needed
New Servers (One rack-mount Web Server)	1475	TBD	2,250	0	0	0	Not Needed
Server Upgrades (memory upgrades)	1475	TBD	9,000	0	0	0	Not Needed
RAID Drives (replacements & Upgrades)	1475	TBD	2,250	0	0	0	Not Needed
T1 (frame relay)	1475	TBD	32,400	0	0	0	Not Needed
ISP Internet Access	1475	TBD	3,000	0	0	0	Not Needed
Security Cameras (Indoor-for remote security on network)	1475	TBD	3,375	0	0	0	Not Needed
Security Door Locks (card access security locks on network)	1475	TBD	3,750	0	0	0	Not Needed
Routers (anticipated failure and new locations)	1475	TBD	6,750	0	0	0	Not Needed
Cable connection (remote sites)	1475	TBD	63,000	0	0	0	Not Needed
Computer Upgrades (New hardware and monitor)	1475	TBD	225,000	0	0	0	Not Needed
Keyboards, Mouse, Pads	1475	TBD	300	0	0	0	Not Needed
Fiscal Output	1475	TBD	37,500	0	0	0	Not Needed
DVD	1475	TBD	750	0	0	0	Not Needed
HD Upgrade	1475	TBD	2,700	0	0	0	Not Needed
CD-ROM/WORM	1475	TBD	1,350	0	0	0	Not Needed
Memory Upgrades	1475	TBD	540	0	0	0	Not Needed
Laptop Computers	1475	2 ea.	15,000	0	0	0	Not Needed
Laser Printers	1475	6 ea.	15,000	0	0	0	Not Needed
Surge Protectors	1475	TBD	150	0	0	0	Not Needed
HP 4200 Printer	1475	1 ea.	2,000	0	0	0	Not Needed
Computer Upgrades (Hardware)	1475	TBD	0	536	536	0	0%
Laptop Computers	1475	TBD	0	1,840	1,840	0	0%
Laser Printers	1475	TBD	0	980	980	0	0%

	== Sub total 1475 ==			469,565	3,356	3,356	0	
	Relocation Costs	1495	N/A	0	0	0	0	0
	== Sub total 1495 ==			0	0	0	0	
	Contingency	1502	N/A	0	0	0	0	0
	== Sub total 1502 ==			0	0	0	0	
	== SUB TOTAL PHA WIDE ==			3,374,535	3,444,145	2,191,503	2,177,762	
	TOTAL MOD PROGRAM			7,242,367	7,242,367	4,799,383	2,700,249	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:				Federal FY of Grant: 2003 April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601 Alazan Courts	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 601A Apache Courts	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 604 Wheatley Courts	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 605 Lincoln Heights Courts	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 606 Cassiano Homes	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 608 San Juan Homes	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 609 Sutton Homes	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 612 Villa Veramendi	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 613 San Juan Homes Annex.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 614 Sutton Homes Annex.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 616 Wheatley Homes Annex.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 618 Victoria Plaza	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 619 Villa Tranchese	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 620B Cassiano Homes Annex.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 622	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
						April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Villa Hermosa							
TX 623 Sun Park	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 624 Mission Park	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 626A Tarry Towne	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 626B College Park	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 626C Linla Lou	N/A	09/16/05		N/A	09/16/07		Added Item
TX 628 Fair Ave.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 629 Blanco Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 630 Chatham Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 631 Riverside	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 632A Madonna Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 632B Sahara Ramsey Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 633A Escondida Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 633B Le Chalet	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 633C Williamsburg Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 633D	N/A	09/16/05		N/A	09/16/07		Added Item

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
						April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Linda Lou							
TX 634 Cheryl West Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 635 Village East/Olive Park	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 638 Jewett Circle	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 639 Kenwood North	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 640 Midway	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 642 WC White	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 643 Highview Apts.	N/A	09/16/05		N/A	09/16/07		Added Item

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003 April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 644 Cross Creek Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 645 Park Square Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 646 Kenwood Manor Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 647 Westway Apts.	N/A	09/16/05		N/A	09/16/07		Added Item
TX 648 Marie McGuire	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 649 Beldon Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 650 Francis Furey Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 651	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
						April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HB Gonzalez Apts.							
TX 652 Sinkin Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 653 Pin Oak II Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 654 Cisneros Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 655 Matt Garcia Apts.	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 656 LC Rutledge	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 657 T. Shaley	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 658 Lila Cockrell	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 659 OP Schnabel	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 6-108 Charles C. Andrews	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 6-124 Frank Hornsby	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 6-126 Glen Park	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 6-127 Guadalupe Neighborhood	09/16/05	09/16/05		09/16/07	09/16/07		No Change
TX 600 PHA WIDE							
1406 Operations	12/31/03	12/31/03	12/31/03	12/31/03	12/31/03	12/31/03	No Change
1408 Management Imp.	09/16/05	09/16/05		09/16/07	09/16/07		No Change

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1410 Administration	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1430 Consultant Fees	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1440 Property Acquisition	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1450 Site Improvements	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1460 Dwelling Structures	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1470 Non-Dwelling Structures	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1475 Non-Dwelling Equipment	09/16/05	09/16/05		09/16/07	09/16/07		No Change
1502 Contingency Account	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part 1: Summary**

PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650104		Federal FY of Grant: 2004 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	1,998,864	1,998,864	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	1,998,864	1,998,864	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650104		Federal FY of Grant: 2004 RHF APRIL 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
26	Collateralization Expenses or Debt Service	0	0	0	0

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R00650104				Federal FY of Grant: 2004 RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
Replacement Housing (RHF)	Development Activities		1499	N/A	1,998,864	1,998,864	0	0	Planning
	=== Sub Total 1499 ===				1,998,864	1,998,864	0	0	
	===GRAND TOTAL ===				1,998,864	1,998,864	0	0	

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R00650104				Federal FY of Grant: 2004 RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor (RHF)	09/13/06			09/13/08			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part 1: Summary					
PHA Name: San Antonio Housing Authority RHF Program 2 nd Increment		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R006502-04 (2 nd Increment)		Federal FY of Grant: 2004 2 nd Increment RHF APRIL 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original (1 st Yr.)	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	920,510	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	920,510	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security—Soft Costs	0	0	0	0
24	Amount of Line 20 Related to Security-- Hard Costs	0	0	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: San Antonio Housing Authority RHF Program 2nd Increment		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R006502-04 (2nd Increment)			Federal FY of Grant: 2004 2nd Increment RHF APRIL 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
26	Collateralization Expenses or Debt Service	0	0	0	0

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: San Antonio Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R006502-04				Federal FY of Grant: 2004 2nd Increment RHF APRIL 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Replacement Housing (RHF)	Development Activities		1499	N/A	920,510	0	0	0	Planning
	=== Sub Total 1499 ===				920,510	0	0	0	
	===GRAND TOTAL===				920,510	0	0	0	

(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:	Signature of Public Housing Director/Office of Native American Programs Administrator and Date:
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: TX59R006502-04				Federal FY of Grant: 2004 2 nd Increment RHF APRIL 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date 12/31/04)			All Funds Expended (Quarter Ending Date 12/31/04)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Housing Factor (RHF)	09/13/06			09/13/08			

Annual Statement/Performance and

Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59-P006-50104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004 CFP	
Original Annual Statement Reserve for disasters/ Emergencies		Revised Annual Statement (revision no:) (4)		Apr-05	
Performance and Evaluation Report for Period Ending: 12/31/04		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	1,448,473	1,448,473	1,448,473	1,448,473
3	1408 Management Improvements	253,951	263,451	0	0
4	1410 Administration	878,442	878,441	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	781,820	241,591	0	0
8	1440 Site Acquisition	15,750	0	0	0
9	1450 Site Improvement	820,000	506,689	0	0
10	1460 Dwelling Structures	3,077,236	5,354,327	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	119,432	0	0	0
12	1470 Nondwelling Structures	527,000	25,000	0	0
13	1475 Nondwelling Equipment	61,366	66,451	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	98,200	0	0	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization of Debt Service	0	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	702,753	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	8,784,423	8,784,423	1,448,473	1,448,473
22	Amount of line 21 Related LBP Activities	786,059	1,266,240	0	0
23	Amount of line 21 Related to Section 504 Compliance	1,210,752	3,570,104	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

Capital Fund Program (CFP) Part II: Supporting Pages

Office of Public and Indian Housing

PHA Name:

Comprehensive Grant Number

Federal FY Grant: 2004

San Antonio Housing Authority

[TX59-P006-50104](#)

Apr-05

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601 Alazan								
	Abatement of All Environmentally Hazardous Materials (Ext. Painting)	1430	119 Bldgs.	0	66,640	0	0	0%
	= = = Sub total 1430 = = =			0	66,640	0	0	
	Exterior Painting	1460	119 Bldgs.	0	1,547,000	0	0	0%
	Abatement of All Environmentally Hazardous Materials (Ext. Painting)	1460	119 Bldgs.	0	833,000	0	0	0%
	= = = Sub total 1460 = = =			0	2,380,000	0	0	
	= = Total: TX 601 = =			0	2,446,640	0	0	
TX 604								

Wheatley Courts								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	12,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	== Sub total 1430 ==			14,000	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1450	100%	150,000	0	0	0	Moved
	== Sub total 1450 ==			150,000	0	0	0	
	Roof Soffit Repair/Replacement	1460	10 Bldgs.	40,000	0	0	0	Moved
	Sub total 1460			40,000	0	0	0	
	504 Compliance/Handicap Access - Common Areas	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 604 ==			229,000	0	0	0	
TX 605								
Lincoln Heights								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	12,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved

	== = Sub total 1430= = =			14,000	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	150,000	0	0	0	Moved
	== = Sub total 1450 = = =			150,000	0	0	0	
	Abatement of All Environmentally Hazardous Materials (Ext. Painting)	1460	39 Bldgs.	0	291,600	0	0	0%
	Exterior Painting	1460	49 Bldgs.	0	350,000	0	0	0%
	== = Sub total 1460= = =			0	641,600	0	0	
	504 Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== = Sub total 1470= = =			25,000	0	0	0	
	== Total: TX 605 = = =			189,000	641,600	0	0	
TX 606 Cassiano Homes								
	Installation of Playgrounds	1430	2 ea.	7,000	0	0	0	Moved
	== = Sub total 1430 = = =			7,000	0	0	0	
	Installation of Playgrounds	1450	2 ea.	75,000	0	0	0	Moved
	Sub total 1450			75,000	0	0	0	

	= = Total: TX 606 = =			82,000	0	0	0	
TX 609								
Sutton Homes								
	Sidewalk & Retaining Wall Repair/Replacement = REAC	1430	600 SF	0	22,000	0	0	0%
	Fence Repair/Replacement (Brick & Chain Link) = REAC	1430	50 LF	0	3,200	0	0	0%
	Paint Ext Dwelling Structures in Bldg=REAC	1430	2 ea.	0	6,800	0	0	0%
	Replace Roofs = REAC	1430	2 ea.	4,000	6,214	0	0	0%
	Install Handrails = REAC	1430	2 ea.	0	2,666	0	0	0%
	= = = Sub total 1430 = = =			4,000	40,880	0	0	
	Sidewalk & Retaining Wall Repair/Replacement = REAC	1450	600 SF	20000	253,000	0	0	0%
	Fence Repair/Replacement (Brick & Chain Link) = REAC	1450	50 LF	0	36,800	0	0	0%
	Install Handrails = REAC	1450	2 ea.	0	30,662	0	0	0%
	= = = Sub total 1450 = = =			20,000	320,462	0	0	
	Paint Ext Dwelling Structures = REAC	1460	2 ea.	0	78,200	0	0	0%
	Replace Roofs = REAC	1460	2 ea.	40,000	71,461	0	0	0%
	= = = Sub total 1460 = = =			40,000	149,661	0	0	
	Relocation	1495	2 Units	3,200	0	0	0	Not Needed
	= = = Sub total 1495 = = =			3,200	0	0	0	
	= = Total: TX 609 = =			67,200	511,003	0	0	

TX 612 Villa Veramendi								
	Ranges (Comp Mod Phase II)	1465	88 Units	44,000	0	0	0	Moved
	Refrigerators (Comp Mod Phase II)	1465	88 Units	35,200	0	0	0	Moved
	== Sub total 1465 ==			79,200	0	0	0	
	== Total: TX 612 ==			79,200	0	0	0	
TX 6126 Glen Park								
	Site Improvements-Sidewalk Repair and top soil = REAC	1430	50 SF	0	280	0	0	0%
	== Sub total 1430 ==			0	280	0	0	
	Site Improvements-Sidewalk Repair and TopSoil = REAC	1460	50 SF	0	3,220	0	0	0%
	== Sub total 1460 ==			0	3,220	0	0	
	== Total: TX 6126 ==			0	3,500	0	0	
TX 613 San Juan Annex Apts								
	Repair Soffits/Fascia = REAC	1430	4 ea.	0	3,344	0	0	0%
	Repair Holes in Cinder Block = REAC	1430	100%	0	440	0	0	0%
	Sidewalk Repair = REAC	1430	400 SF	0	800	0	0	0%

	Replace Exterior Siding = REAC	1430	10 ea.	0	4,000	0	0	0%
	Install Heavy Duty Window Screens = REAC	1430	40 ea.	0	3,112	0	0	0%
	== Sub total 1430 ==			0	11,696	0	0	
	Sidewalk Repair/Replacement = REAC	1450	400 SF	0	9,200	0	0	0%
	== Sub total 1450 ==			0	9,200	0	0	
	Repair Soffits/Fascia = REAC	1460	4 ea.	0	38,456	0	0	0%
	Repair Holes in Cinder Block = REAC	1460	100%	0	5,060	0	0	0%
	Replace Exterior Siding = REAC	1460	10 ea.	0	92,776	0	0	0%
	Install Heavy Duty Window Screens = REAC	1460	40 ea.	0	38,902	0	0	0%
	== Sub total 1460 ==			0	175,194	0	0	
	== Total: TX 613 ==			0	196,090	0	0	
TX 616								
Wheatley Courts								
	Advertising	1410	N/A	0	0	0	0	Moved
	== Sub total 1410 ==			0	0	0	0	
	504 Compliance/Handicap Access-Accessible Routes	1450	N/A	10,000	0	0	0	Moved
	== Sub total 1450 ==			10,000	0	0	0	

	= = Total: TX 616 = =			10,000	0	0	0	
TX 618 Victoria Plaza								
	Advertising	1410	N/A	0	0	0	0	Moved
	= = = Sub total 1410 = = =			0	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	2,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	= = = Sub total 1430 = = =			4,000	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	
	504 Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	= = = Sub total 1460 = = =			40,000	0	0	0	
	= = Total: TX 618 = =			54,000	0	0	0	
TX 619 Villa Tranchese								

	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	2,800	0	0	0	Moved
	= = = Sub total 1430 = = =			4,000	0	0	0	
	504 Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	
	504 Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	= = = Sub total 1460 = = =			40,000	0	0	0	
	= = Total: TX 619 = =			54,000	0	0	0	
TX 622								
Villa Hermosa								
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	2,800	0	0	0	Moved
								Moved
	= = = Sub total 1430 = = =			4,000	0	0	0	
	504 Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved

	== Sub total 1450 ==			10,000	0	0	0	
	504 Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	== Sub total 1460 ==			40,000	0	0	0	
	== Total: TX 622 ==			54,000	0	0	0	
TX 623	Sun Park							
	Replace 70 Bedroom Windows = REAC	1430	70 ea.	0	1,680	0	0	0%
	Replace Gutters and Install Leaf Guards - 4 Bldgs = REAC	1430	4 ea.	0	1,200	0	0	0%
	== Sub total 1430 ==			0	2,880	0	0	
	Replace 70 Bedroom Windows = REAC	1460	70 ea.	0	19,320	0	0	0%
	Replace Gutters and Install Leaf Guards - 4 Bldgs = REAC	1460	4 ea.	0	13,800	0	0	0%
	== Sub total 1460 ==			0	33,120	0	0	
	== Total: TX 623 ==			0	36,000	0	0	
TX 624	Mission Park							

	Perform Structural Repairs on Porches Due To Mold/Mildew = REAC	1430	50 ea.	0	2,000	0	0	0%
	== Sub total 1430 ==			0	2,000	0	0	
	Perform Structural Repairs on Porches Due To Mold/Mildew = REAC	1460	50 ea.	0	23,000	0	0	0%
	== Sub total 1460 ==			0	23,000	0	0	
	== Total: TX 624 ==			0	25,000	0	0	
TX 626A								
Tarry Towne								
	Advertising	1410	N/A	0	0	0	0	Not Needed
	== Sub total 1410 ==			0	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,440	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	400	0	0	0	Moved
	== Sub total 1430 ==			1,840	0	0	0	
	504 - Compliance/Handicap Access - Accessible Routes	1450	100%	10,000	0	0	0	Moved
	== Sub total 1450 ==			10,000	0	0	0	

	504 - Compliance/Handicap Access -Common Spaces	1470	100%	8,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	5,000	0	0	0	Moved
	= = = Sub total 1470 = = =			13,000	0	0	0	
	= = Total: TX 626A = =			24,840	0	0	0	
TX 626C Linda Lou								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	720	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	200	0	0	0	Moved
	= = = Sub total 1430 = = =			920	0	0	0	
	504 - Compliance/Handicap Access -Accessible Routes	1450	100%	5,000	0	0	0	Moved
	= = = Sub total 1450 = = =			5,000	0	0	0	
	504 - Compliance/Handicap Access -Common Spaces	1470	100%	4,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	2,500	0	0	0	Moved
	= = = Sub total 1470 = = =			6,500	0	0	0	
	= = Total: TX 626C = =			12,420	0	0	0	
TX 628 Fair Ave.								

	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	2,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	Sandblast and Remove Mildew from Balconies = REAC	1430	100 ea.	0	3,200	0	0	0%
	Repair Chipping of Concrete Balconies on Top and Bottom Surfaces = REAC	1430	100 ea.	0	2,000	0	0	0%
	Replace 40 Wooden Doors At End of Hallways = REAC	1430	40 ea.	0	1,440	0	0	0%
	== Sub total 1430 ==			4,000	6,640	0	0	
	504 - Compliance/Handicap Access -Accessible Routes	1450	100%	10,000	0	0	0	Moved
	== Sub total 1450 ==			10,000	0	0	0	
	504 - Compliance/Handicap Access -Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	Sandblast and Remove Mildew from Balconies = REAC	1460	100 ea.	0	36,800	0	0	0%
	Repair Chipping of Concrete Balconies on Top and Bottom Surfaces = REAC	1460	100 ea.	0	23,000	0	0	0%
	Replace 40 Wooden Doors At End of Hallways = REAC	1460	40 ea.	0	16,560	0	0	0%
	== Sub total 1460 ==			40,000	76,360	0	0	
	== Total: TX 628 ==			54,000	83,000	0	0	
TX 629								
Blanco Apts								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	5,200	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved

	Replace Flooring throughout Building = REAC	1430	100%	0	768	0	0	0%
	== Sub total 1430 ==			6,400	768	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	40,000	0	0	0	Moved
	== Sub total 1450 ==			40,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	Replace Flooring throughout Building = REAC	1460	100%	0	8,832	0	0	0%
	== Sub total 1460 ==			40,000	8,832	0	0	
	== Total: TX 629 ==			86,400	9,600	0	0	
TX 630								
Lewis Chatham								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	5,200	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	Replace Roof = REAC	1430	1 ea.	0	9,600	0	0	0%
	Remove Exterior Mold, Paint & Replace Railings=REAC	1430	400 SF	0	2,000	0	0	0%
	Replace Roof Exhaust Fans = REAC	1430	2 ea.	0	800	0	0	0%
	Seal Parking Lot = REAC	1430	100%	0	1,600	0	0	0%
	Replace Downspouts and Splashblocks = REAC	1430	100%	0	240	0	0	0%
	== Sub total 1430 ==			6,400	14,240	0	0	

	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	40,000	0	0	0	Moved
	Seal Parking Lot = REAC	1450	100%	0	18,400	0	0	0%
	= = = Sub total 1450 = = =			40,000	18,400	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved
	Replace Roof = REAC	1460	1 ea.	0	110,400	0	0	0%
	Remove Exterior Mold, Paint & Replace Railings = REAC	1460	400 SF	0	23,000	0	0	0%
	Replace Roof Exhaust Fans = REAC	1460	2 ea.	0	9,200	0	0	0%
	Replace Downspouts and Splashblocks = REAC	1460	100%	0	2,760	0	0	0%
= = = Sub total 1460 = = =			40,000	145,360	0	0		
	= = Total: TX 630 = =			86,400	178,000	0	0	
TX 631 Riverside								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,600	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	= = = Sub total 1430 = = =			2,800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved

	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 631 ==			37,800	0	0	0	
TX 632A								
Madonna Apt								
	504 - Compliance/Handicap Access-Common Spaces	1430	100%	1,600	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	== Sub total 1430 ==			2,800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	== Sub total 1450 ==			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 632A ==			37,800	0	0	0	
TX 632B								
Sahara Ramsey								

	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,600	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	== Sub total 1430 ==			2,800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	== Sub total 1450 ==			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 632B ==			37,800	0	0	0	
TX 633A								
Escondida								
	504 - Compliance/Handicap Access-Accessible Routes	1430	100%	800	0	0	0	Moved
	== Sub total 1430 ==			800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	Sub total 1450			10,000	0	0	0	
	== Total: TX 633A ==			10,800	0	0	0	

TX 633B Le Chalet								
	504 - Compliance/Handicap Access-Accessible Routes	1430	100%	800	0	0	0	Moved
	== Sub total 1430 ==			800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	Sub total 1450			10,000	0	0	0	
	== Total: TX 633B ==			10,800	0	0	0	
TX 633C Williamsburg								
	504 - Compliance/Handicap Access-Accessible Routes	1430	100%	800	0	0	0	Moved
	== Sub total 1430 ==			800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	Sub total 1450			10,000	0	0	0	
	== Total: TX 633C ==			10,800	0	0	0	
TX 633D Linda Lou								
	504 - Compliance/Handicap Access-Accessible Routes	1430	100%	720	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	200	0	0	0	Moved

	== Sub total 1430 ==			920	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	5,000	0	0	0	Moved
	== Sub total 1450 ==			5,000	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1470	100%	4,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	2,500	0	0	0	Moved
	== Sub total 1470 ==			6,500	0	0	0	
	== Total: TX 633D ==			12,420	0	0	0	
TX 634								
Cheryl West								
	Survey - Install Perimeter Fencing	1430	100%	2,500	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,600	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	Replace Front and Rear Entry Doors - 150 ea. = REAC	1430	150 ea.	0	4,800	0	0	0%
	Replace Windows in Units - 398 ea. = REAC	1430	398 ea.	0	15,920	0	0	0%
	== Sub total 1430 ==			5,300	20,720	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	Install Perimeter Fencing	1450	100 LF	110,000	0	0	0	Moved

	== = Sub total 1450 == =			120,000	0	0	0	
	Replace Front and Rear Entry Doors - 150 ea. = REAC	1460	150 ea.	0	55,200	0	0	0%
	Replace Windows in Units - 398 ea. = REAC	1460	398 ea.	0	183,080	0	0	0%
	== = Sub total 1460 == =			0	238,280	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== = Sub total 1470 == =			25,000	0	0	0	
	== Total: TX 634 ==			150,300	259,000	0	0	
635A Olive Park								
	Sidewalk Repairs = REAC	1430	150 SF	0	451	0	0	0%
	Replace Damaged Fascia/Trim and Paint = REAC	1430	200 LF	0	2,943	0	0	0%
	== = Sub total 1430 == =			0	3,394	0	0	
	Sidewalk Repairs = REAC	1450	150 SF	0	5,189	0	0	0%
	== = Sub total 1450 == =			0	5,189	0	0	
	Replace Damaged Fascia/Trim and Paint = REAC	1460	200 LF	0	33,846	0	0	0%
	== = Sub total 1460 == =			0	33,846	0	0	

	= = Total: TX 635A = =			0	42,429	0	0	
635B Village East								
	Sidewalk Repairs = REAC	1430	300 SF	0	902	0	0	0%
	Replace Damaged Fascia/Trim and Paint = REAC	1430	200 LF	0	2,943	0	0	0%
	= = = Sub total 1430 = = =			0	3,845	0	0	
	Sidewalk Repairs = REAC	1450	300 SF	0	10,378	0	0	0
	= = = Sub total 1450 = = =			0	10,378	0	0	
	Replace Damaged Fascia/Trim and Paint = REAC	1460	200 LF	0	33,846	0	0	0
	= = = Sub total 1460 = = =			0	33,846	0	0	
	= = Total: TX 635B = =			0	48,069	0	0	
638 Jewett Circle								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	2,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	= = = Sub total 1430 = = =			4,000	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	

	504 - Compliance/Handicap Access-Common Spaces	1470	100%	25,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	= = = Sub total 1470 = = =			40,000	0	0	0	
	= = Total: TX 635B = =			54,000	0	0	0	
TX 639 Kenwood North								
	Advertising	1410	N/A	0	0	0	0	Moved
	= = = Sub total 1410 = = =			0	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1430	100%	2,800	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	= = = Sub total 1430 = = =			4,000	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1460	100%	25,000	0	0	0	Moved
504 Compliance/Handicap Access - (ACM/LBP Abatement)	1460	100%	15,000	0	0	0	Moved	
= = = Sub total 1460 = = =			40,000	0	0	0		

	= = Total: TX 639 = =			54,000	0	0	0	
TX 640								
Midway Apts.								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,440				Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	400	0	0	0	Moved
	= = = Sub total 1430 = = =			1,840	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	= = = Sub total 1450 = = =			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	8,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	5,000	0	0	0	Moved
	= = = Sub total 1470 = = =			13,000	0	0	0	
	= = Total: TX 640 = =			24,840	0	0	0	
TX 643								
Highview								
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,600	0	0	0	Moved
	= = = Sub total 1430 = = =			2,800	0	0	0	

	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved
	Sidewalk Repair	1450	300 SF	10,000	0	0	0	Moved
	== Sub total 1450 ==			20,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 643 ==			47,800	0	0	0	
TX 644								
Cross Creek								
	Repair Sidewalks to 100% of Property = REAC	1430	600 SF	0	5,040	0	0	0%
	Repair Parking Lot, Restripe = REAC	1430	100%	0	5,200	0	0	0%
	Partial Siding Replacement and 100% Paint = REAC	1430	14 Bldgs	0	7,888	0	0	0%
	== Sub total 1430 ==			0	18,128	0	0	
	Repair Sidewalks to 100% of Property = REAC	1450	600 SF	0	57,960	0	0	0%
	Repair Parking Lot, Restripe = REAC	1450	100%	0	59,800	0	0	0%
	== Sub total 1450 ==			0	117,760	0	0	
	Partial Siding Replacement and 100% Paint = REAC	1460	14 Bldgs	0	90,712	0	0	0%

	== Sub total 1460 ==			0	90,712	0	0	
	== Total: TX 644 ==			0	226,600	0	0	
TX 645 Park Square								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	800	0	0	0	Moved
	Site Improvements - Sidewalk/Stair Repair and Resurface Foundations = REAC	1430	300 SF	0	1,200	0	0	0%
	== Sub total 1430 ==			800	1,200	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1450	100%	10,000	0	0	0	Moved
	Site Improvements - Sidewalk/Stair Repair and Resurface Foundations = REAC	1450	300 SF	0	13,800	0	0	0%
	== Sub total 1450 ==			10,000	13,800	0	0	
	== Total: TX 645 ==			10,800	15,000	0	0	
TX 647 Westway								
	504 Compliance/Handicap Access - Accessible Routes/Common Areas	1430	100%	1,600	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1430	100%	1,200	0	0	0	Moved
	== Sub total 1430 ==			2,800	0	0	0	
	504 - Compliance/Handicap Access-Accessible Routes	1450	100%	10,000	0	0	0	Moved

	== Sub total 1450 ==			10,000	0	0	0	
	504 - Compliance/Handicap Access-Common Spaces	1470	100%	10,000	0	0	0	Moved
	504 Compliance/Handicap Access - (ACM/LBP Abatement)	1470	100%	15,000	0	0	0	Moved
	== Sub total 1470 ==			25,000	0	0	0	
	== Total: TX 647 ==			37,800	0	0	0	
TX 655 Matt Garcia								
	Elevator Upgrade	1470	2 ea.	10,000	0	0	0	Moved
	== Sub total 1470 ==			10,000	0	0	0	
	== Total: TX 655 ==			10,000	0	0	0	
TX 657 TL Shaley Apts								
	Replace Windows in Units - 372 ea. = REAC	1430	372 ea.	0	14,880	0	0	0%
	== Sub total 1430 ==			0	14,880	0	0	
	Replace Windows in Units - 372 ea. = REAC	1460	372 ea.	0	171,120	0	0	0%
	== Sub total 1460 ==			0	171,120	0	0	

	= = Total: TX 657 =			0	186,000	0	0	
TX 658 Lila Cockrell								
	Upgrade Fire Alarms - 70 Units = REAC	1430	70 Units	0	1,600	0	0	0%
	= = = Sub total 1430 = = =			0	1,600	0	0	
	Upgrade Fire Alarms - 70 Units = REAC	1460	70 Units	0	18,400	0	0	0%
	= = = Sub total 1460 = = =			0	18,400	0	0	
	Elevator Upgrade	1470	2 ea.	10,000	0	0	0	Moved
	= = = Sub total 1470 = = =			10,000	0	0	0	
	= = Total: TX 658 = =			10,000	20,000	0	0	
TX 659 O P Schnabel								
	Replace Fences Around Condensing Units = REAC	1430	100%	0	1,000	0	0	0%
	= = = Sub total 1430 = = =			0	1,000	0	0	
	Replace Fences Around Condensing Units = REAC	1450	100%	0	11,500	0	0	0%
	= = = Sub total 1450 = = =			0	11,500	0	0	

	= = Total: TX 659 = =			0	12,500	0	0	
TX 6124 Frank Hornsby					0	0	0	
	Drainage Correction in Rear of Property	1450	200 SF	10,000	0	0	0	Moved
	Install Vehicular Gate	1450	1 ea.	15,000	0	0	0	Moved
	= = = Sub total 1450 = = =			25,000	0	0	0	
	= = Total: TX 6124 = =			25,000	0	0	0	
TX 6129 Raymundo Rangel Apts								
	Exterior Painting = REAC	1430	6 Bldgs.	0	2,000	0	0	0%
	= = = Sub total 1430 = = =			0	2,000	0	0	
	Exterior Painting = REAC	1460	6 Bldgs.	0	23,000	0	0	0%
	= = = Sub total 1460 = = =			0	23,000	0	0	
	= = Total: TX 6129 = =			0	25,000	0	0	
TX 6130 South San Apts								
	Upgrade Fire Alarms - 30 Units = REAC	1430	30 Units	0	800	0	0	0%

	== Sub total 1430 ==			0	800	0	0	
	Upgrade Fire Alarms - 30 Units = REAC	1460	30 Units	0	9,200	0	0	0%
	== Sub total 1460 ==			0	9,200	0	0	
	== Total: TX 6130 ==			0	10,000	0	0	
TX 600								
PHA Wide								
	Operations	1406		1,448,473	1,448,473	1,448,473	1,448,473	100%
	== Sub total 1406 ==			1,448,473	1,448,473	1,448,473	1,448,473	
	Windows XP (40 Terminals)	1408	40 ea.	153	153	0	0	0%
	Office 2000 Pro (40 Terminals)	1408	40 ea.	153	153	0	0	0%
	Advanced Server 2000 (24 Servers)	1408	24 ea.	9,763	9,763	0	0	0%
	Advanced Server Client	1408	1 ea.	2,441	2,441	0	0	0%
	Advanced Server Terminal Svr.	1408	1 ea.	6,865	6,865	0	0	0%
	Metaframe 2000 Adv. Svr. (5 Meta Frames)	1408	5 ea.	4,577	4,577	0	0	0%
	MS "Net" Enterprise Dev. (Web Development Software)	1408	1 ea.	763	763	0	0	0%
	MS SQL 2000 (1 Server w/100 access licenses)	1408	1 ea.	7,383	7,383	0	0	0%
	Crystal Upgrades	1408	1 ea.	6,102	6,102	0	0	0%
	JDE CRM	1408	1 ea.	61,020	61,020	0	0	0%
	JDE 8.0 (Contractor Implementation)	1408	1 ea.	9,153	9,153	0	0	0%
	OmniPro	1408	1 ea.	15,255	15,255	0	0	0%
	MLS Upgrade	1408	1 ea.	18,306	18,306	0	0	0%
	Network Administration (Centralized control: provides inventory and "push" remote loads)	1408	1 ea.	45,765	45,765	0	0	0%
	Symantec Security	1408	1 ea.	3,051	3,051	0	0	0%

JDE (2)	1408	1 ea.	24,408	24,408	0	0	0%
ECS (Emphasys Computer Systems)	1408	1 ea.	21,357	21,357	0	0	0%
Paperless Office	1408	1 ea.	3,966	3,966	0	0	0%
Metaframe (50 Seats)	1408	1 ea.	5,949	5,949	0	0	0%
CONNX (ODBC connection to ECS "FLEX" database)	1408	1 ea.	198	198	0	0	0%
Paperless	1408	1 ea.	4,577	4,577	0	0	0%
CFP Training	1408	1 ea.	0	3,500	0	0	0%
Norton Virus	1408	1 ea.	2,441	2,441	0	0	0%
Cap Fund Training	1408	1 ea.	0	6,000	0	0	0%
E-mail/Internet	1408	1 ea.	305	305	0	0	0%
== Sub total 1408 ==			253,951	263,451	0	0	
Salaries/Employee Benefit Contribution	1410	N/A	577,242	528,441	0	0	0%
Printing & Publications	1410	TBD	1,200	15,000	0	0	0%
Advertising	1410	TBD	15,000	30,000	0	0	0%
Office Supplies / Sundry	1410	TBD	5,000	15,000	0	0	0%
Office rent for Asset Management/AOD	1410	TBD	280,000	290,000	0	0	0%
== Sub total 1410 ==			878,442	878,441	0	0	
Engineering Services @ Various Properties	1430	TBD	2,000	0	0	0	Not Needed
Lead Based Paint Testing	1430	TBD	2,000	0	0	0	Not Needed
Asbestos Testing	1430	TBD	2,000	0	0	0	Not Needed
On Demand/504- (A/E) Modification to Existing Units	1430	TBD	120,000	0	0	0	Not Needed
On Demand/504-LBP/ACM Abatement-Modification to Existing Units	1430	TBD	57,000	0	0	0	Not Needed
On Demand/504-LBP/ACM Abatement-Energy Performance Measures	1430	TBD	80,000	0	0	0	Not Needed
Physical Needs Assessment	1430	TBD	335,000	0	0	0	Moved
On Demand-LBP/ACM Abatement-Bathtub Replacement	1430	TBD	20000				
On Demand (A/E) Bathtub Replacement	1430	TBD	60000				

Systems Upgrade (boilers, heating, chillers, pump systems, salt systems, elevators, etc.)	1430	TBD	0	28,000	0	0	0%
== Sub total 1430 ==			678,000	28,000	0	0	
Site Costs/Sundry	1440	TBD	500	0	0	0	Not Needed
Current Tax Settlements	1440	TBD	250	0	0	0	Not Needed
Surveys & Maps	1440	TBD	5,000	0	0	0	Not Needed
Appraisals	1440	TBD	5,000	0	0	0	Not Needed
Property Acquisition	1440	TBD	5,000	0	0	0	Not Needed
== Sub total 1440 ==			15,750	0	0	0	
Systems Upgrade (boilers, heating, chillers, pump systems, salt systems, elevators, etc.)	1460	TBD	70,000	274,576	0	0	0%
On Demand/Lead Based Paint Abatement	1460	TBD	2,000	0	0	0	Not Needed
On Demand/Asbestos Abatement	1460	TBD	2,000	0	0	0	Not Needed
On Demand 504 Compliance (2% Hearing/Visual)	1460	TBD	61,431	0	0	0	Not Needed
On Demand 504 Compliance (LBP/ACM Abatement) - Modifications to Common Areas-Dwelling	1460	TBD	50,000	0	0	0	Not Needed
On Demand 504 Compliance/Handicap Access- Modifications to Common Areas-Dwelling	1460	TBD	50,000	0	0	0	Not Needed
On Demand 504 Compliance-LBP/ACM Abatement- Modifications to Existing HA Units	1460	TBD	360,659	0	0	0	Not Needed
On Demand/504 Compliance/Handicap Access- MODIFICATIONS TO (EXISTING HA UNITS)	1460	TBD	760,300	630,000	0	0	0%
On Demand-LBP/ACM Abatement - Energy Performance Measures	1460	TBD	486,360	25,000	0	0	0%
On Demand-LBP/ACM Abatement-Bathtub Replacement	1460	TBD	256,486				
Installation of Bathtub Liners	1460	TBD	618,000	85,000	0	0	0%
Installation of Bathtub	1460	TBD	0	85,000	0	0	0%
== Sub total 1460 ==			2,717,236	1,099,576	0	0	

504 Ranges	1465	TBD	20,232	0	0	0	Not Needed
504 Refrigerators	1465	TBD	20,000	0	0	0	Not Needed
== Sub total 1465 ==			40,232	0	0	0	
On Demand-LBP/ACM Abatement - Energy Performance Measures	1470	TBD	200,000	25,000	0	0	0%
On Demand/504 Compliance (LBP/ACM Abatement) - Modifications to Common Areas Non-Dwelling	1470	TBD	10,000	0	0	0	Not Needed
On Demand/504 Compliance/Handicap Access - Modifications to Common Areas Non-Dwelling	1470	TBD	10,000	0	0	0	Not Needed
On Demand/Lead Based Paint Abatement	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Asbestos Abatement	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Elevator Repairs/Code Compliance	1470	TBD	2,000	0	0	0	Not Needed
On Demand/Replace-Repair A/C Systems	1470	TBD	2,000	0	0	0	Not Needed
== Sub total 1470 ==			228,000	25,000	0	0	
Switch Hub Upgrades	1475	5 ea.	1,526	1,526	0	0	0%
10/100 NIC Ethernet	1475	3 ea.,	1,526	1,526	0	0	0%
New Servers (One rack-mount Web Server)	1475	5 ea.	3,814	3,814	0	0	0%
New Upgrades/Server	1475	3 ea.,	4,882	4,882	0	0	0%
RAID Drives (replacements and upgrades)	1475	3 ea.,	915	915	0	0	0%
Compaq	1475	5 ea.	915	915	0	0	0%
UPS (Uninterruptible Power Supply)	1475	3 ea.,	610	610	0	0	0%
WANG	1475	3 ea.,	305	305	0	0	0%
Board Upgrades	1475	5 ea.	92	92	0	0	0%
PC Screens	1475	3 ea.,	10,000	10,000	0	0	0%
CPU Rack	1475	5 ea.	915	915	0	0	0%
SAN	1475	5 ea.	9,153	9,153	0	0	0%
Routers (anticipated failure and new locations)	1475	3 ea.,	2,746	2,746	0	0	0%

Keyboards. Mouse, Pads	1475	3 ea.,	122	122	0	0	0%
Fiscal Output	1475	3 ea.,	15,255	15,255	0	0	0%
DVD	1475	5 ea.	305	305	0	0	0%
HD Upgrade	1475	5 ea.	610	610	0	0	0%
CD -ROM/WORM	1475	5 ea.	305	305	0	0	0%
Memory Upgrades	1475	3 ea.,	153	153	0	0	0%
Laptop Computers (2 anticipated)	1475	2 ea.	915	6,000	0	0	0%
Laser Printers (Replace 10 ea. Year)	1475	3 ea.,	6,102	6,102	0	0	0%
Non-Dwelling Equipment/Adding Machines (AECS)	1475	3 ea.,	200	200	0	0	0%
== Sub total 1475 ==			61,366	66,451	0	0	
Relocation Costs	1495	TBD	95,000	0	0	0	Not Needed
== Sub total 1495 ==			95,000	0	0	0	
Contingency	1502	N/A	702,753	0	0	0	Removed
== Sub total 1502 ==			702,753	0	0	0	
== SUB TOTAL PHA WIDE ==			7,119,203	3,809,392	1,448,473	1,448,473	
TOTAL MOD PROGRAM			8,784,423	8,784,423	1,448,473	1,448,473	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:				Federal FY of Grant: 2004 April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601 Alazan Courts	N/A	09/13/06		N/A	09/13/08		Added Item
TX 604 Wheatley Courts	08/31/06	N/A		08/31/08	N/A		Moved
TX 605 Lincoln Heights Courts	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 606 Cassiano Homes	08/31/06	N/A		08/31/08	N/A		Moved
TX 609 Sutton Homes	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 612 Villa Veramendi	08/31/06	N/A		08/31/08	N/A		Moved
TX 613 San Juan Annex	08/31/06	N/A		08/31/08	N/A		Moved

Annual Statement/Performance and Evaluation Report
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Part III: Implementation Schedule

PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:					Federal FY of Grant: 2004
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 616 Wheatley Addition	08/31/06	N/A		08/31/08	N/A		Moved
TX 618 Victoria Plaza	08/31/06	N/A		08/31/08	N/A		Moved
TX 619 Villa Tranchese	08/31/06	N/A		08/31/08	N/A		Moved
TX 622 Villa Hermosa	08/31/06	N/A		08/31/08	N/A		Moved
TX 623 Sun Park	N/A	09/13/06		N/A	09/13/08		Added Item
TX 624 Mission Park	N/A	09/13/06		N/A	09/13/08		Added Item
TX 626A Tarry Towne	08/31/06	N/A		08/31/08	N/A		Moved
TX 626C	08/31/06	N/A		08/31/08	N/A		Moved

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Linda Lou							
TX 628 Fair Ave.	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 629 Blanco Apts.	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 630 Chatham Apts.	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 631 Riverside	08/31/06	N/A		08/31/08	N/A		Moved
TX 632A Madonna	08/31/06	N/A		08/31/08	N/A		Moved
TX 632B Sahara-Ramsey	08/31/06	N/A		08/31/08	N/A		Moved
633A Escondida	08/31/06	N/A		08/31/08	N/A		Moved

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PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:					Federal FY of Grant: 2004
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 633B Le Chalet	08/31/06	N/A		08/31/08	N/A		Moved
TX 633C Williamsburg	08/31/06	N/A		08/31/08	N/A		Moved
TX 633D Linda Lou	08/31/06	N/A		08/31/08	N/A		Moved
TX 634 Cheryl West	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 635 Olive/Village	N/A	09/13/06		N/A	09/13/08		Added Item
TX 638 Jewett Circle	08/31/06	N/A		08/31/08	N/A		Moved
TX 639 Kenwood North	08/31/06	N/A		08/31/08	N/A		Moved
TX 640 Midway	08/31/06	N/A		08/31/08	N/A		Moved

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:					Federal FY of Grant: 2004
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 643 Highview	08/31/06	N/A		08/31/08	N/A		Moved
TX 644 Cross Creek	N/A	09/13/06		N/A	09/13/08		Added Item
TX 645 Park Square	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 647 Westway	08/31/06	N/A		08/31/08	N/A		Moved
TX 655 Matt Garcia	08/31/06	N/A		08/31/08	N/A		Moved
TX 657 T.L. Shaley	N/A	09/13/06		N/A	09/13/08		Added Item
TX 658 Lila Cockrell	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
TX 659	N/A	09/13/06		N/A	09/13/08		Added Item

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:					Federal FY of Grant: 2004
							April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
O.P. Schnabel							
TX 6-124 Frank Hornsby	08/31/06	N/A		08/31/08	N/A		Moved
TX 6-129 Raymundo Rangel	N/A	09/13/06		N/A	09/13/08		Added Item
TX 6-130 South San	N/A	09/13/06		N/A	09/13/08		Added Item
TX 6-126 Glen Park	N/A	09/13/06		N/A	09/13/08		Added Item
TX 600 PHA WIDE							
1406 Operations	08/31/06	12/31/04	12/31/04	08/31/08	12/31/04	12/31/04	Complete
1408 Management Imp.	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1410 Administration	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50104 Replacement Housing Factor No:				Federal FY of Grant: 2004 April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1430 Consultant Fees	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1440 Property Acquisition	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1450 Site Improvements	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1460 Dwelling Structures	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1465 Dwelling Equipment	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1470 Non-Dwelling Structures	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1475 Non-Dwelling Equipment	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1495 Relocation	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates
1502 Contingent Account	08/31/06	09/13/06		08/31/08	09/13/08		Revised According to HUD End Dates

Annual Statement/Performance and

Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name San Antonio Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2005 CFP	
Original Annual Statement Reserve for disasters/ Emergencies		Revised Annual Statement (revision no:) (4)		Apr-05	
Performance and Evaluation Report for Period Ending: 12/31/04		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	878,440	0	0	0
3	1408 Management Improvements	253,951	0	0	0
4	1410 Administration	878,442	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	296,556	0	0	0
8	1440 Site Acquisition	10,000	0	0	0
9	1450 Site Improvement	144,616	0	0	0
10	1460 Dwelling Structures	2,772,299	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	40,000	0	0	0
12	1470 Nondwelling Structures	48,000	0	0	0
13	1475 Nondwelling Equipment	61,366	0	0	0
14	1485 Demolition	470,000	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	98,000	0	0	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization of Debt Service	2,130,000	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	702,753	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	8,784,423	0	0	0
22	Amount of line 21 Related LBP Activities	6,000	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	40,000	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
Urban Development

and

Capital Fund Program (CFP) Part II: Supporting
Pages

Office of Public and Indian Housing

PHA Name:

Capital Fund Program

Federal FY Grant: 2005

San Antonio Housing Authority

APRIL 2005

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601 Alazan								
	Reroofing (Admin & Maint. Area) - Remove Existing Roofing Materials and Install New.	1470	100%	40,000	0	0	0	0%
	== Sub total 1470 ==			40,000	0	0	0	
	== Total: TX 601 ==			40,000	0	0	0	
TX 604 Wheatley Courts								
	Replace Outdated Electrical Panels = REAC	1430	50%	16000	0	0	0	0%
	Replace Windows and Screens - 248 Units = REAC	1430	248 ea.	34,026	0	0	0	0%

	Repair Large Concrete Hole Existing in Every Closet = REAC	1430	232 ea.	2,790	0	0	0	0%
	== Sub total 1430 ==			52,816	0	0	0	
	Replace Outdated Electrical Panels = REAC	1460	50%	175,000	0	0	0	0%
	Replace Windows and Screens - 248 Units = REAC	1460	248 ea.	170,000	0	0	0	0%
	Repair Large Concrete Hole Existing in Every Closet = REAC	1460	232 ea.	32,085	0	0	0	0%
	== Sub total 1460 ==			377,085	0	0	0	
	== Total: TX 604 ==			429,901	0	0	0	
TX 605 Lincoln Hts								
	Install Steps - Remove Existing and Install New = REAC	1450	10 ea,	5,256	0	0	0	0%
	Install Handrails = REAC	1450	100 LF	4,800	0	0	0	0%
	Install Guardrails = REAC	1450	100 LF	15,400	0	0	0	0%
	== Sub total 1450==			25,456	0	0	0	
	== Total: TX 605 ==			25,456	0	0	0	
TX 608 San Juan								
	Street Conveyance	1430	1 ea.	85,000	0	0	0	0%
	== Sub total 1430 ==			85,000	0	0	0	

	Abatement of Environmentally Hazardous Materials in Structures Consisting of 56 Units	1460	56 Units	170,000	0	0	0	0%
	== Sub total 1460 ==			170,000	0	0	0	
	Demolition of Structures Consisting of 56 Units	1485	56 Units	470,000	0	0	0	0%
	== Sub total 1485 ==			470,000	0	0	0	
	Relocation	1495	56 Units	88,000	0	0	0	0%
	== Sub total 1495 ==			88,000	0	0	0	
	== Total: TX 608 ==	T		813,000	0	0	0	
TX 609 Sutton Homes								
	Interior Renovations - New Finishes on Walls, Floors and Ceilings; Cabinet Replacement in Kitchen and Bathroom = REAC	1430	176 Units	120,000	0	0	0	0%
	== Sub total 1430 ==			120,000	0	0	0	
	Interior Renovations - New Finishes on Walls, Floors and Ceilings; Cabinet Replacement in Kitchen and Bathroom = REAC	1460	176 Units	1,513,814	0	0	0	0%
	== Sub total 1460 ==			1,513,814	0	0	0	
	== Total: TX 609 ==	T		1,633,814	0	0	0	

TX 618 Victoria Plaza								
	Exterior Painting - Prep Ext. Building in Provide New Paint to All Paintable Surfaces.	1460	100%	120,000	0	0	0	0%
	== = Sub total 1460 == =			120,000	0	0	0	
	== Total: TX 618 ==	T		120,000	0	0	0	
TX 619 Villa Tranchese								
	Install 2 Sump Pumps	1460	2 ea.	10,000	0	0	0	0%
	== = Sub total 1460 == =			10,000	0	0	0	
	== Total: TX 619 ==	T		10,000	0	0	0	
TX 626A Tarry Towne								
	Correct Drainage in Pkng. Lot and Near Laundry Room	1450	400 SF	25,000	0	0	0	0%
	== = Sub total 1450 == =			25,000	0	0	0	
	== Total: TX 626A ==	T		25,000	0	0	0	
TX 629 Blanco Apts								

	Prevent Water From Entering Hallways	1430	100%	4,800	0	0	0	0%
	Site Imp. To Correct Drainage in Rear Courtyard & Mechanical Room	1430	1/3 of Rear Pkng. Lot	4,000	0	0	0	0%
	== Sub total 1430 ==			8,800	0	0	0	
	Site Imp. To Correct Drainage in Rear Courtyard & Mechanical Room	1450	1/3 of Rear Pkng. Lot	50,000	0	0	0	0%
	== Sub total 1450 ==			50,000	0	0	0	
	Prevent Water From Entering Hallways	1460	100%	70,000	0	0	0	0%
	== Sub total 1460 ==			70,000	0	0	0	
	== Total: TX 629 ==	T		128,800	0	0	0	
TX 631								
Riverside								
	Replace 12 Roofs/Soffits/Fascias-Buildings 1-17 = REAC	1430	12 ea.	9,600	0	0	0	0%
	Site Improvements-Sidewalk Repair/Replacement = REAC	1430	10 LF	800	0	0	0	0%
	Repair Foundations-Bldgs 9,19,20=REAC	1430	3 ea.	3,600	0	0	0	0%
	Clean Mold and Mildew from Brick - 23 bldgs = REAC	1430	23 ea.	800	0	0	0	0%
	Correct Erosion Along River Edge=REAC	1430	100 LF	400	0	0	0	0%
	== Sub total 1430 ==			15,200	0	0	0	
	Site Improvements-Sidewalk Repair/Replacement = REAC	1450	10 LF	9,200	0	0	0	0%

	Correct Erosion Along River Edge=REAC	1450	100 LF	4,600	0	0	0	0%
	= = = Sub total 1450 = = =			13,800	0	0	0	
	Replace 12 Roofs/Fascias/Fascias- Buildings 1-17 = REAC	1460	12 ea.	110,400	0	0	0	0%
	Repair Foundations-Bldgs 9,19,20=REAC	1460	3 ea.	41,400	0	0	0	0%
	Clean Mold and Mildew from Brick - 23 bldgs = REAC	1460	23 ea.	9,200	0	0	0	0%
	= = = Sub total 1460 = = =			161,000	0	0	0	
	= = Total: TX 631 = =			190,000	0	0	0	
	TX 643 Highview							
	Replace Windows = REAC	1430	25%	1,200	0	0	0	0%
	Paint Buildings = Prep Structures, Replace Siding as Needed and Paint = REAC	1430	25%	4,400	0	0	0	0%
	Repair Cracked Sidewalks and Retaining Walls = REAC	1430	100 LF	640	0	0	0	0%
	= = = Sub total 1430 = = =			6,240	0	0	0	
	Repair Cracked Sidewalks and Retaining Walls = REAC	1450	100 LF	7,360	0	0	0	0%
	= = = Sub total 1450 = = =			7,360	0	0	0	
	Replace Windows = REAC	1460	25%	16,060	0	0	0	0%
	Paint Buildings = Prep Structures, Replace Siding as Needed and Paint = REAC	1460	25%	75,340	0	0	0	0%

	== Sub total 1460 ==			91,400	0	0	0	
	== Total: TX 643 ==	T		105,000	0	0	0	
TX 653 Pin Oak II								
	Install Steel Picket Fencing-Survey	1430	100 LF	2,500	0	0	0	0%
	== Sub total 1430 ==			2,500	0	0	0	
	Install Steel Picket Fencing	1450	100 LF	23,000	0	0	0	0%
	== Sub total 1450 ==			23,000	0	0	0	
	== Total: TX 653 ==	T		25,500	0	0	0	
TX 6127 Guadalupe Neighborhood								
	Painting - Prep Structures and Provide New Paint (43 SFR's)	1460	43 ea.	215,000	0	0	0	0%
	Painting - Prep Structures and Provide New Paint (2 Multi-Family)	1460	2 ea.	30,000	0	0	0	0%
	== Sub total 1460 ==			245,000	0	0	0	
	== Total: TX 6127 ==	T		245,000	0	0	0	
TX 6136 Springview (South)								

	Electrical Upgrade (Lighting and Associated Components)	1460	76 ea.	10,000	0	0	0	0%
	== Sub total 1460 ==			10,000	0	0	0	
	== Total: TX 6136 ==			10,000	0	0	0	
TX 600 PHA Wide	Operations	1406	N/A	878,440	0	0	0	0%
	== Sub total 1406 ==			878,440	0	0	0	
	SOFTWARE: New software and upgrades	1408	TBD	153,951	0	0	0	0%
	MAINTENANCE: Software Maintenance	1408	TBD	50,000	0	0	0	0%
	LICENSES:Software licenses	1408	TBD	50,000	0	0	0	0%
	== Sub total 1408 ==			253,951	0	0	0	
	Salaries/Employee Benefit Contribution	1410	N/A	538,442	0	0	0	0%
	Printing & Publications	1410	N/A	15,000	0	0	0	0%
	Advertising	1410	N/A	30,000	0	0	0	0%
	Office Supplies / Sundry	1410	N/A	5,000	0	0	0	0%
	Office rent for Asset Mgmt/AOD (per 2001 CFP)	1410	N/A	290,000	0	0	0	0%
	== Sub total 1410 ==			878,442	0	0	0	
	Engineering Surveys at various properties	1430	TBD	2,000	0	0	0	0%
	Lead Based Paint Testing	1430	TBD	2,000	0	0	0	0%
	Asbestos Testing	1430	TBD	2,000	0	0	0	0%
	== Sub total 1430 ==			6,000	0	0	0	
	Site Costs/Sundry	1440	TBD	2,000	0	0	0	0%
	Current Tax Settlements	1440	TBD	2,000	0	0	0	0%

Surveys and Maps	1440	TBD	2,000	0	0	0	0%
Appraisals	1440	TBD	2,000	0	0	0	0%
Property Acquisition	1440	TBD	2,000	0	0	0	0%
== Sub total 1440 ==			10,000	0	0	0	
On Demand/Lead Based Paint Abatement	1460	TBD	2,000	0	0	0	0%
On Demand/Asbestos Abatement	1460	TBD	2,000	0	0	0	0%
== Sub total 1460 ==			4,000	0	0	0	
On Demand/Electric Ranges-504 Conversions	1465	TBD	20,000	0	0	0	0%
On Demand/Electric Refrigerators - 504 Conversions	1465	TBD	20,000	0	0	0	0%
== Sub total 1465 ==			40,000	0	0	0	
On Demand/Lead Based Paint Abatement	1470	TBD	2,000	0	0	0	0%
On Demand/Asbestos Abatement	1470	TBD	2,000	0	0	0	0%
On Demand/Elevator Repairs/Code Compliance	1470	TBD	2,000	0	0	0	0%
On Demand/Replace-Repair A/C Systems	1470	TBD	2,000	0	0	0	0%
== Sub total 1470 ==			8,000	0	0	0	
NETWORKING (LAN/WAN/TEL) : Hardware	1475	TBD	11,000	0	0	0	0%
COMPUTER HARDWARE: Technology Upgrades	1475	TBD	50,366	0	0	0	0%
== Sub total 1475 ==			61,366	0	0	0	
Relocation Costs	1495	TBD	10,000	0	0	0	0%
== Sub total 1495 ==			10,000	0	0	0	

	CFFP Debt Service	1501	N/A	2,130,000				0%
	== Sub total 1501 ==			2,130,000	0	0	0	
	Contingency	1502	N/A	702,753	0	0	0	0%
	== Sub total 1502 ==			702,753	0	0	0	
	== SUB TOTAL PHA WIDE ==			4,982,952	0	0	0	
	TOTAL MOD PROGRAM			8,784,423	0	0	0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50105 Replacement Housing Factor No:				Federal FY of Grant: 2005 CFP April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601 Alazan Courts	06/30/07			06/30/09			
TX 604 Wheatley Courts	06/30/07			06/30/09			
TX 605 Lincoln Heights	06/30/07			06/30/09			
TX 608 San Juan Homes	06/30/07			06/30/09			
TX 609 Sutton Homes	06/30/07			06/30/09			
TX 618 Victoria Plaza	06/30/07			06/30/09			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50105 Replacement Housing Factor No:				Federal FY of Grant: 2005 CFP April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 619 Villa Tranchese	06/30/07			06/30/09			
TX 626A Tarry Towne	06/30/07			06/30/09			
TX 629 Blanco Apts.	06/30/07			06/30/09			
TX 631 Riverside Apts.	06/30/07			06/30/09			
TX 643 Highview Apts.	06/30/07			06/30/09			
TX 653 Pin Oak II Apts.	06/30/07			06/30/09			
TX 6-127	06/30/07			06/30/09			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50105 Replacement Housing Factor No:				Federal FY of Grant: 2005 CFP April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Guadalupe Block Subdivision							
TX 1-136 Springview South	06/30/07			06/30/09			
TX 600 PHA WIDE							
1406 Operations	06/30/07			06/30/09			
1408 Management Imp.	06/30/07			06/30/09			
1410 Administration	06/30/07			06/30/09			
1430 Consultant Fees	06/30/07			06/30/09			
1440 Property Acquisition	06/30/07			06/30/09			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006-50105 Replacement Housing Factor No:				Federal FY of Grant: 2005 CFP April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1450 Site Improvements	06/30/07			06/30/09			
1460 Dwelling Structures	06/30/07			06/30/09			
1470 Non-Dwelling Structures	06/30/07			06/30/09			
1475 Non-Dwelling Equipment	06/30/07			06/30/09			
1501 CFFP Debt Service	06/30/07			06/30/09			
1502 Contingent Account	06/30/07			06/30/09			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
San Antonio Housing Authority		Capital Fund Program Grant No: TX59-P006502-03		2003 CFP BONUS	
		Replacement Housing Factor Grant No:			
Original Annual Statement Reserve for disasters/ Emergencies		Revised Annual Statement (revision no:) (4)		Apr-05	
Performance and Evaluation Report for Period Ending: 12/31/04		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	417,265	417,265	417,265	417,265
3	1408 Management Improvements	200,000	0	0	0
4	1410 Administration	80,000	208,632	46,122	46,122
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	293,762	302,030	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	137,000	0	0	0
10	1460 Dwelling Structures	682,500	468,400	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	79,200	0	0	0
12	1470 Nondwelling Structures	196,600	690,000	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization of Debt Service	0	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	0	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	2,086,327	2,086,327	463,387	463,387
22	Amount of line 21 Related LBP Activities	227,000	270,000	0	0
23	Amount of line 21 Related to Section 504 Compliance	322,600	978,830	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

PHA Name:

Comprehensive Grant Number

Federal FY Grant: 2003

San Antonio Housing Authority[TX59-P006502-03](#)**Capital Fund Program Bonus
APRIL 2005**

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601A APACHE	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	90,000	0	0	0	Moved
	Sub total 1470			90,000	0	0	0	
	Total: TX 601A			90,000		0	0	
TX 604 Wheatley Apts	Reroofing (Overhangs and Dwelling Structures) - Remove existing roofing materials and install new.	1460	Approx. 10 Bldgs.	0	120,000	0	0	Moved
	= = = Sub total 1460 = = =			0	120,000	0	0	
	Total: TX 604			0	120,000	0	0	
TX 605 Lincoln Hts	Abatement (Painting)	1430	39 Bldgs.	0	41,600	0	0	0%
	Repair/Replace Damaged Sidewalks-Retaining Walls	1430	2,200 LF	2,800	0	0	0	Moved
	Exterior Buildings Abatement	1430	20 Bldgs.	11,000	0	0	0	Moved

	Paint Ext. Structures-Sand, Prime and Paint	1430	16 Bldgs.	3,200	0	0	0	Moved
	== Sub total 1430 ==			17,000	41,600	0	0	
	Repair/Replace Damaged Sidewalks-Retaining Walls	1450	2,200 LF	35,000	0	0	0	Moved
	Sub total 1450			35,000	0	0	0	
	Paint Ext. Structures-Sand, Prime and Paint	1460	16 Bldgs.	40,000	0	0	0	Moved
	Abatement (Painting)	1460	39 Bldgs	110,000	228,400	0	0	0%
	Reroofing (Overhangs and Dwelling Structures) - Remove existing roofing materials and install new.	1460	Approx. 10 Bldgs.	0	120,000	0	0	0%
	== Sub total 1460 ==			150,000	348,400	0	0	
	== Total: TX 605 ==	T		202,000	390,000	0	0	
TX 606 CASSIANO	Ext. Building Abatement	1430	20 Bldgs.	11,000	0	0	0	Moved
	== Sub total 1430 ==			11,000	0	0	0	
	Ext. Building Abatement	1460	20 Bldgs.	110,000	0	0	0	Moved
	== Sub total 1460 ==			110,000	0	0	0	
	Total: TX 606	T		121,000	0	0	0	
TX 608 SAN JUAN	Repair/Replace Roof-Remove Existing and Install New	1460	4 Bldgs.	40,000	0	0	0	Not Needed
	== Sub total 1460 ==			40,000	0	0	0	

	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	7,000	0	0	0	Moved
	Sub total 1470			7,000	0	0	0	
	Total: TX 608	T		47,000	0	0	0	
TX 612 VERAMENDI	Refrigerators (Comp. Mod.)	1465	88 ea.	44,000	0	0	0	Moved
	Ranges (Comp. Mod.)	1465	88 ea.	35,200	0	0	0	Moved
	Sub total 1465			79,200	0	0	0	
	Total: TX 612	T		79,200	0	0	0	
TX 618 VICTORIA PLAZA	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460		25,000	0	0	0	Moved
	Sub total 1460			25,000	0	0	0	
	Total: TX 618	T		25,000	0	0	0	
TX 619 TRANCHESE	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460		25,000	0	0	0	Moved
	= = = Sub total 1460 = =			25,000	0	0	0	
	= = Total: TX 619 = =	T		25,000	0	0	0	

TX 622 HERMOSA	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460		25,000	0	0	0	Moved
	= = = Sub total 1460 = =			25,000	0	0	0	
	Total: TX 622	T		25,000	0	0	0	
TX 623 SUN PARK	504 Compliance/Handicap Access - Accessible Routes	1470	Admin. Bldg.	4,000	0	0	0	Moved
	Sub total 1470			4,000	0	0	0	
	Total: TX 623	T		4,000	0	0	0	
TX 624 MISSION PK.	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	8,300	0	0	0	Not Needed
	Sub total 1470			8,300	0	0	0	
	Total: TX 624	T		8,300	0	0	0	
TX 626A TARRY TOWNE	Eliminate Underground Water Problem-Investigate source of excessive water at Structure and Eliminate	1450	Rear Parking Lot	17,000	0	0	0	Moved
	Sub total 1450			17,000	0	0	0	
	Total: TX 626A	T		17,000	0	0	0	

TX 626B COLLEGE PK.	504 Compliance/Handicap Access - Accessible Routes	1470	Admin. Bldg.	5,800	0	0	0	Moved
	Sub total 1470			5,800	0	0	0	
	Total: TX 626B	T		5,800	0	0	0	
TX 629 BLANCO	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460		35,000	0	0	0	Moved
	== Sub total 1460 ==			35,000	0	0	0	
	Total: TX 629	T		35,000	0	0	0	
TX 630 CHATHAM	Eliminate Ponding Water in Rear Parking Lot	1450	100%	20,000	0	0	0	Moved
	Sub total 1450			20,000	0	0	0	
	Total: TX 630	T		20,000	0	0	0	
TX 635 VILLAGE EAST & OLIVE PK.	504 Compliance/Handicap Access - Modifications To Doorway	1460	1 Unit	200	0	0	0	Not Needed
	== Sub total 1460 ==			200	0	0	0	
	Total: TX 635	T		200	0	0	0	

TX 639 KENWOOD NORTH	Systems Upgrade (boiler, heating, chiller, pump system, salt system, elevator, etc.)	1460	100%	25,000	0	0	0	Not Needed
	== Sub total 1460 ==			25,000	0	0	0	
	total: TX 639	T		25,000	0	0	0	
TX 644 CROSS CREEK	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	5,300	0	0	0	Moved
	Sub total 1470			5,300	0	0	0	
	Total: TX 644	T		5,300	0	0	0	
TX 648 MARIE MCGUIRE	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	5,200	0	0	0	Moved
	Sub total 1470			5,200	0	0	0	
	== Total: TX 648 ==	T		5,200	0	0	0	
TX 649 BELDON	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	7,500	0	0	0	Moved
	Sub total 1470			7,500	0	0	0	
	== Total: TX 649 ==	T		7,500	0	0	0	

TX 650 FRANCIS FUREY	Repair Asphalt @ Cul-De-Sac-Remove Existing, Install New	1450		15,000	0	0	0	Moved
	Sub total 1450			15,000	0	0	0	
	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	9,500	0	0	0	Moved
	Sub total 1470			9,500	0	0	0	
	== Total: TX 650 ==	T		24,500	0	0	0	
TX 651 HB GONZALEZ	Repair Parking Lot-Remove Sections with Extreme Wear and Install New.	1450	100%	20,000	0	0	0	Moved
	Sub total 1450			20,000	0	0	0	
	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	7,500	0	0	0	Moved
	Sub total 1470			7,500	0	0	0	
	== Total: TX 651 ==	T		27,500	0	0	0	
TX 652 SINKIN	504 Compliance/Handicap Access - Accessible Routes	1470	Admin. Bldg.	10,000	0	0	0	0%
	Sub total 1470			10,000	0	0	0	
	== Total: TX 652 ==	T		10,000	0	0	0	

TX 654 CISNEROS	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	3,500	0	0	0	Moved
	Sub total 1470			3,500	0	0	0	
	= = Total: TX 654 = =	T		3,500	0	0	0	
TX 655 MATT GARCIA	Interior Renovation-Repair Damage To Floors and Associated Components	1460	2 Units	30,000	0	0	0	Moved
	Sub total 1460			30,000	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1470	Admin. Bldg.	7,000	0	0	0	Moved
	Sub total 1470			7,000	0	0	0	
	= = Total: TX 655 = =	T		37,000	0	0	0	
TX 658 LILA COCKRELL	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	5,000	0	0	0	Moved
	Sub total 1470			5,000	0	0	0	
	= = Total: TX 658 = =	T		5,000	0	0	0	
TX 659 OP SCHNABEL	Correct Drainage in Courtyard-Investigate to Eliminate Slow Drainage of Water in Courtyard.	1450		25,000	0	0	0	Moved
	Sub total 1450			25,000	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1470	Admin. Bldg.	17,000	0	0	0	Moved
	Sub total 1470			17,000	0	0	0	

	Total: TX 659	T		42,000	0	0	0	
TX 6108 CHARLES ANDREWS	504 Compliance/Handicap Access - Common Spaces	1470	Admin. Bldg.	4,000	0	0	0	Moved
	Sub total 1470			4,000	0	0	0	
	= = Total: TX 6108 = =	T		4,000	0	0	0	
TX 6124 HORNSBY	Install New Vehicular Gate	1450	1 ea.	5,000	0	0	0	Moved
	Sub total 1450			5,000	0	0	0	
	504 Compliance/Handicap Access - Accessible Routes	1460	Admin. Bldg.	3,000	0	0	0	Moved
	Sub total 1460			3,000				
	= = Total: TX 6124 = =	T		8,000	0	0	0	
TX 6126 GLEN PARK	Exterior Repairs-Remove deteriorated siding and trim.....Install New.	1460	100%	20,000	0	0	0	Moved
	= = = Sub total 1460 = =			20,000	0	0	0	
	= = Total: TX 6126 = =	T		20,000	0	0	0	
TX 6127 GUADALUPE BLOCK	504 Compliance/Handicap Access - Accessible Routes	1460	Admin. Bldg.	4,500	0	0	0	Moved

				4,500	0	0	0	
				4,500	0	0	0	
TX 600 PHA Wide	Operations	1406		417,265	417,265	417,265	417,265	100%
				417,265	417,265	417,265	417,265	
	JDE CRM (Call Center - Phone Software)	1408	1 ea.	200,000	0	0	0	Not Needed
				200,000	0	0	0	
	Salaries/ Advertising/Office Rent/Sundry	1410	N/A	80,000	208,632	46,122	46,122	100%
				80,000	208,632	46,122	46,122	
	Physical Needs Assessment	1430	100% OF PH PROPERTIES	265,762	0	0	0	Moved
	Master Plan Studies	1430	TBD	0	200,000	0	0	0%
	504 Modifications To Existing Units	504 1430	TBD	0	60,430	0	0	0%
				265,762	260,430	0	0	
	Systems Upgrade	1460	N/A	40,000	0	0	0	Not Needed
	504 Compliance/Handicap Access - Common Spaces (Abatement)	1460	N/A	106,000	0	0	0	Not Needed
	504 Compliance/Handicap Access - Common Spaces	1460	N/A	43,800	0	0	0	Not Needed
				189,800	0	0	0	
	504-Conversions To Common Areas (7 Properties)	1470	7 Properties	0	483,000	0	0	0%
	504-Conversions To Common Areas (3 Properties)	1470	4 Properties		207,000	0	0	0%

				0				
	== Sub total 1470 ==			0	690,000	0	0	
	== SUB TOTAL PHA WIDE ==	T		1,152,827	1,576,327	463,387	463,387	
	TOTAL MOD PROGRAM			2,086,327	2,086,327	463,387	463,387	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003 BONUS April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601A APACHE	02/12/06	N/A		02/12/08	N/A		Moved
TX 604 Wheatley Courts	N/A	02/12/06		N/A	01/12/08		Added Item
TX 605 Lincoln Heights	02/12/06	02/12/06		02/12/08	02/12/08		No Change
TX 606 Cassiano Homes	02/12/06	N/A		02/12/08	N/A		Moved
TX 608 San Juan Homes	02/12/06	N/A		02/12/08	N/A		Moved
TX 612 Villa Veramendi	02/12/06	N/A		02/12/08	N/A		Moved

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003 BONUS April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 618 Victoria Plaza	02/12/06	N/A		02/12/08	N/A		Moved
TX 619 Villa Tranchese	02/12/06	N/A		02/12/08	N/A		Moved
TX 622 Villa Hermosa	02/12/06	N/A		02/12/08	N/A		Moved
TX 623 Sun Park Lane	02/12/06	N/A		02/12/08	N/A		Moved
TX 624 Mission Park	02/12/06	N/A		02/12/08	N/A		Moved
TX 626A Tarry Towne	02/12/06	N/A		02/12/08	N/A		Moved
TX 626B College Park	02/12/06	N/A		02/12/08	N/A		Moved

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003 BONUS April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 629 Blanco Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 630 Chatham Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 635 Village/Olive	02/12/06	N/A		02/12/08	N/A		Moved
TX 639 Kenwood North	02/12/06	N/A		02/12/08	N/A		Moved
TX 644 Cross Creek Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 648 Marie McGuire Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 649 M.C. Beldon Apts.	02/12/06	N/A		02/12/08	N/A		Moved

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003 BONUS April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 650 Francis Furey Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 651 San Pedro Arms Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 652 Sinkin Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 654 Cisneros Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 655 Matt Garcia Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 658 Lila Cockrell Apts.	02/12/06	N/A		02/12/08	N/A		Moved

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:					Federal FY of Grant: 2003 BONUS April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 659 O.P. Schnabel Apts.	02/12/06	N/A		02/12/08	N/A		Moved
TX 6108 C. Andrews	02/12/06	N/A		02/12/08	N/A		Moved
TX 6124 F. Hornsby	02/12/06	N/A		02/12/08	N/A		Moved
TX 126 Glen Park	02/12/06	N/A		02/12/08	N/A		Moved
TX 127 Guadalupe Block	02/12/06	N/A		02/12/08	N/A		Moved
TX 600 PHA WIDE							
1406 Operations	12/31/02	12/31/02	12/31/02	02/12/08	02/12/08	12/31/02	Complete
1408 Management Imp.	N/A	N/A	N/A	N/A	N/A	N/A	Not Needed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: TX59-P006502-03 Replacement Housing Factor No:					Federal FY of Grant: 2003 BONUS April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1410 Administration	02/12/06	02/12/06		02/12/08	02/12/08		No Change
1430 Consultant Fees	02/12/06	02/12/06		02/12/08	02/12/08		No Change
1460 Dwelling Structures	02/12/06	N/A		02/12/08	N/A		Moved
1470 Non-Dwelling Structures	N/A	02/12/06		02/12/08	N/A		Added Item
1502 Contingent Account	N/A	N/A	N/A	N/A	N/A	N/A	Not Needed

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name: San Antonio Housing Authority		2005 Five Year Action Plan		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: April 2005	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2009
April 2005	Annual Statement				
TEX 600 PHA Wide		4,777,752	5,022,152	4,887,152	4,888,128
TEX 601 Alazan		324,000	180,000	0	777,000
TEX 601A Apache		25,000	0	0	0
TEX 604 Wheatley Courts		776,915	0	0	175,000
TEX 605 Lincoln Heights		194,400	0	0	0
TEX 606 Cassiano Homes		259,200	0	0	170,000
TEX 608 San Juan Homes		467,318	0	0	202,000
TEX 609 Sutton Homes		742,444	400,000	0	0
TEX 613 San Juan Homes Annex		249,600	0	0	924,000
TEX 614 Sutton Homes Annex		75,000	0	0	0
TEX 616 Wheatley Courts		89,800	0	0	24,000
TEX 618 Victoria Plaza		0	43,000	0	0
TEX 619 Villa Tranchese		139,100	54,800	0	0
TEX 620A San Juan Addition		25,000	0	0	0
TEX 620B Cassiano Homes		89,800	0	0	0
TEX 622 Villa Hermosa		0	40,000	0	0
TEX 623 Sun Park Lane		78,544	102,000	0	0

TEX 626A Tarry Towne		60,000	48,330	0	0
TEX 626B College Park		0	5,200	0	0
TEX 627 Parkview		0	16,000	0	0
TEX 628 Fair Avenue		0	90,000	0	0
TEX 629 Blanco Apts.		5,000	0	0	0
TEX 632A Madonna Apts.		0	53,800	0	0
TEX 632B Sahara-Ramsey		0	42,000	0	0
TEX 633A Escondida		0	13,000	0	0
TEX 633B Le Chalet		0	35,000	0	0
TEX 633C Williamsburg		0	9,500	0	0
TEX 634 Cheryl West		0	270,000	0	0
TEX 635 Village East/Olive Park		0	0	0	100,000
TEX 638 Jewett Circle		0	80,000	0	0
TEX 639 Kenwood North		0	135,800	0	0
TEX 640 Midway Apts.		0	81,000	0	0
TEX 642 W C White		0	0	3,897,271	1,524,295
TEX 643 Highview		229,800	783,600	0	0
TEX 645 Park Square		0	182,000	0	0
TEX 646 Kenwood Manor		14,000	0	0	0
TEX 647 Westway		0	56,010	0	0
TEX 648 Marie McGuire		0	59,520	0	0
TEX 649 MC Beldon		0	30,000	0	0
TEX 650 Francis Furey		0	124,780	0	0

TEX 652 William Sinkin		25,000	226,000	0	0
TEX 653 Pin Oak II		0	22,000	0	0
TEX 655 Matt Garcia		0	48,000	0	0
TEX 656 LC Rutledge		0	15,000	0	0
TEX 657 Teurah Shaley		0	25,000	0	0
TEX 658 Lila Cockrell		0	45,000	0	0
TEX 659 O P Schnabel		0	107,000	0	0
TEX 661 Scattered Sites		0	53,000	0	0
TEX 662 Scattered Sites		0	26,000	0	0
TEX 663 Scattered Sites		0	59,934	0	0
TEX 668 Scattered Sites		18,000	0	0	0
TEX 99 Scattered Sites		55,000	45,000	0	0
TEX 108 Dr. Charles C. Andrews		0	49,000	0	0
TEX 6124 Frank Hornsby		30,750	85,997	0	0
TEX 126 Glen Park		33,000	0	0	0
TEX 6130 South San		0	20,000	0	0
Total CFP Funds (Est.)		8,784,423	8,784,423	8,784,423	8,784,423

Five-Year Action Plan				U. S. Department of Housing and Urban Development		OMB Approval No.2577-0157 (exp. 7.31.98)	
Part II: Supporting pages Work Activities				Office of Public and Indian Housing		2005 5 Year Action Plan	
Physical Needs Work Statement (s)						Apr-05	
Work Statement for Year 1 FFY:2005	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>			
	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	
	TX 601 Alazan Courts			TX 601 Alazan Courts			
See	Construct Laundry Facility (1430)	3 ea.	24,000	Roof Replacement (1460)	25 ea.	50,000	
Annual Statement	Construct Laundry Facility (1460)	3 ea.	300,000	Replace Wall Heaters (1460)	150 ea.	130,000	

		Subtotal Estimated Cost	324,000		Subtotal Estimated Cost	180,000
	TX 601A Apache Courts			TX 601 Alazan Courts		
See	Site Improvements-To Include: New sod and top soil, fence installation and repairs to sidewalk and driveway (1450)	4,000 SF	25,000			
Annual Statement						
		Subtotal Estimated Cost	25,000		Subtotal Estimated Cost	0
	TX 604 Wheatley Courts			TX 604 Wheatley Courts		
See	Construct Laundry Facility (1430)	2 ea.	9,600			
Annual Statement	Construct Laundry Facility (1460)	2 ea.	120,000			
	Replace Outdated Electrical Panels (1460)	25%	406,021			
	Replace Windows and Screens (1460)	248 ea.	241,294			
		Subtotal Estimated Cost	776,915		Subtotal Estimated Cost	0
	TX 605 Lincoln Heights			TX 605 Lincoln Heights		
See	Construct Laundry Facility (1430)	2 ea.	14,400			
Annual Statement	Construct Laundry Facility (1460)	2 ea.	180,000			
		Subtotal Estimated Cost	194,400		Subtotal Estimated Cost	0
	TX 606 Cassiano Homes			TX 606 Cassiano Homes		
See	Construct Laundry Facility (1430)	3 ea.	19,200			

Annual Statement	Construct Laundry Facility (1460)	3 ea.	240,000			
		Subtotal Estimated Cost	259,200		Subtotal Estimated Cost	0
	TX 608 San Juan Homes			TX 608 San Juan Homes		
See	Replace/Repair Roofs (1430)	5 ea.	23,000			
Annual Statement	Abatement and Paint Structures (1430)	10 ea.	26,318			
	Replace/Repair Roofs (1460)	5 ea.	140,000			
	Abatement and Paint Structures (1460)	10 ea.	278,000			
		Subtotal Estimated Cost	467,318		Subtotal Estimated Cost	0
	TX 609 Sutton Homes			TX 609 Sutton Homes		
See	Construct Laundry Facility (1430)	2 ea.	9,600			
Annual Statement	Construct Laundry Facility (1460)	2 ea.	120,000			
	Sewer Line Replacement (1430)	50%	19,200			
	Sewer Line Replacement (1450)	50%	240,000	Sewer Line Replacement (1450)	50%	200,000
	Interior Renovations (1460)	176 Units	329,644	Water Main Replacement (1450)	50%	200,000
	Structural Stabilization on 3 Bldgs. (1460)	3 ea.	24,000			
		Subtotal Estimated Cost	742,444		Subtotal Estimated Cost	400,000
	TX 613 San Juan Annex			TX 613 San Juan Annex		
See	Construct Laundry Facility (1430)	2 ea.	9,600			
Annual Statement	Construct Laundry Facility (1460)	2 ea.	120,000			
	Replace/Repair Roofs (1460)	100%	120,000			

		Subtotal Estimated Cost	249,600		Subtotal Estimated Cost	0
	TX 614 Sutton Homes Annex			TX 614 Sutton Homes Annex		
See	Site Improvements-To Include: New sod and top soil, fence installation and repairs to sidewalk and driveway (1450)	100%	25,000			
Annual Statement	Replace/Repair Roofs (1460)	100%	25,000			
	Abatement and Paint Structures (1460)	100%	25,000			
		Subtotal Estimated Cost	75,000		Subtotal Estimated Cost	0
	TX 616 Wheatley Courts Annex			TX 616 Wheatley Courts Annex		
See	Construct Laundry Facility (1430)	1 ea.	4,800			
Annual Statement	Site Improvements-To Include: New sod and top soil, fence installation and repairs to sidewalk and driveway (1450)	100%	25,000			
	Construct Laundry Facility (1460)	1 ea.	60,000			
		Subtotal Estimated Cost	89,800		Subtotal Estimated Cost	0
	TX 618 Victoria Plaza			TX 618 Victoria Plaza		
See				Replace Flooring at Elevator Lobbies (1460)	2 ea.	18,000
Annual Statement				Replace/Repair Roofs (1460)	100%	25,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	43,000
	TX 619 Villa Tranchese			TX 619 Villa Tranchese		

See	Balcony Repairs (1430)	50%	6,600	Install Carpeting in Open Hallways (1460)	100%	14,800
Annual Statement	Balcony Repairs (1460)	50%	82,500	Install Bird Netting Control	201 ea.	40,000
	Power Wash Structure (1460)	100%	50,000			
		Subtotal Estimated Cost	139,100		Subtotal Estimated Cost	54,800
	TX 620A San Juan Addition			TX 620A San Juan Addition		
See	Repair Leaks in Ceilings (1460)	6 ea.	25,000			
Annual Statement						
		Subtotal Estimated Cost	25,000		Subtotal Estimated Cost	0
	TX 620B Cassiano Homes Annex			TX 620B Cassiano Homes Annex		
See	Construct Laundry Facility (1430)	2 ea.	4,800			
Annual Statement	Construct Laundry Facility (1460)	2 ea.	25,000			
	Site Improvements-To Include: New sod and top soil, fence installation and repairs to sidewalk and driveway (1450)	100%	60,000			
		Subtotal Estimated Cost	89,800		Subtotal Estimated Cost	0
	TX 622 Villa Hermosa			TX 622 Villa Hermosa		
See				Replace/Repair Roofs (1460)	100%	40,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	40,000
	TX 623 Sun Park Lane			TX 623 Sun Park Lane		

See	Repair/Replace Roofs (1460)	3 ea.	53,544	Install Pedestrian and Vehicular Gates (1450)	1 ea.	80,000
Annual Statement	Repair Balcony Walkway and Steps (1460)	100%	25,000	Replace Kitchen Cabinets and Counter Tops (1460)	66 ea.	22,000
		Subtotal Estimated Cost	78,544		Subtotal Estimated Cost	102,000
	TX 626A Tarry Towne			TX 626A Tarry Towne		
See	Repair/Replace Roofs (1460)	4 ea.	60,000	Install New Mailboxes (1450)	98 ea.	3,350
Annual Statement				Repair Privacy Fence and Install Electronic Gate	100%	40,000
				Install Security Lighting (1450)	10 ea.	4,980
		Subtotal Estimated Cost	60,000		Subtotal Estimated Cost	48,330
	TX 626B College Park			TX 626B College Park		
See				Repair/Replace Retaining Walls as Needed (1450)	30 LF	5,200
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	5,200
	TX 627 Parkview Apts.			TX 627 Parkview Apts.		
See				Install Backflow Preventer (1460)	1 ea.	16,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	16,000
	TX 628 Fair Avenue			TX 628 Fair Avenue		

See				Repair/Replace Roofs (1460)	100%	50,000
Annual Statement				Upgrade Elevator Cabs (1460)	2 ea.	15,000
				Replace Kitchen Cabinets and Counter Tops (1460)	50%	25,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	90,000
	TX 629 Blanco Apts.			TX 629 Blanco Apts.		
See	Replace Kitchen Windows (1460)	50 ea.	5,000			
Annual Statement						
		Subtotal Estimated Cost	5,000		Subtotal Estimated Cost	0
	TX 632A Madonna Apts.			TX 632A Madonna Apts.		
See				Repair Handrails (1460)	100%	5,000
Annual Statement				Replace Central Gas Fired Furnaces (1460)	30 ea.	28,800
				Replace Gutters/Repair Soffits and Fascia (1460)	100%	20,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	53,800
	TX 632B Sahara Ramsey Apts.			TX 632B Sahara Ramsey Apts.		
See				Install Top Soil Around Foundations (1450)	100%	7,000
Annual Statement				Repair/Replace Roofing (1460)	100%	20,000
				Install Window Screens (1460)	80 ea.	9,000
				Brick Repointing (1460)	100%	6,000

		Subtotal Estimated Cost	0		Subtotal Estimated Cost	42,000
	TX 633A Escondida Apts.			TX 633A Escondida Apts.		
See				Install Electric Gate (1450)	1 ea.	13,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	13,000
	TX 633B Le Chalet Apts.			TX 633B Le Chalet Apts.		
See				Repair/Replace Roofing (1460)	100%	35,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	35,000
	TX 633C Williamsburg Apts.			TX 633C Williamsburg Apts.		
See				Install New Privacy Fencing (1450)	100%	9,500
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	9,500
	TX 634 Cheryl West Apts.			TX 634 Cheryl West Apts.		
See				Upgrade Playgrounds (1450)	2 ea.	15,000
Annual Statement				Repair/Replace Roofing (1460)	40 ea.	255,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	270,000

	TX 638 Jewett Circle			TX 638 Jewett Circle		
				Repair/Replace Flat Roofs (1460)	100%	80,000
See						
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	80,000
	TX 639 Kenwood North Apts.			TX 639 Kenwood North Apts.		
				Replace/Repair water and sewer lines between 2 floors (1460)	100%	22,000
See				Modify Office Space to Include 3 Separate Offices (1460)	3 ea.	10,000
Annual Statement				Upgrade wiring throughout entire building due to shorting on all 3 floors (1460)	100%	45,000
				Replace Exterior and Interior Lighting and Ballasts (1460)	100%	41,000
				Replace all Entry Doors to Units and Building (1460)	59 ea.	13,800
				Expand Maintenance Area (1460)	100%	4,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	135,800
	TX 640 Midway Apts.			TX 640 Midway Apts.		
				Replace Rear Patio Foundations (1450)	20 ea.	16,000
See				Replace Water Heater Closets and Doors (1460)	20 ea.	35,000
Annual Statement				Exterior Repair and Paint (1460)	100%	30,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	81,000

	TX 643 Highview Apts.			TX 643 Highview Apts.		
See Annual Statement	Construct Laundry Facility (1430)	1 ea.	4,800	Repair/Replace Perimeter Fencing (1450)	600 LF	60,000
	Construct Laundry Facility (1460)	1 ea.	60,000	Resurface Parking Lot (1450)	100%	197,600
	Repair/Replace Roofing (1460)	34 ea.	100,000	Replace Bathtubs (1460)	30 ea.	10,000
	Replace Gas Fired Furnaces (1460)	34 ea.	15,000	Replace Kitchen and Bathroom Cabinets and Countertops (1460)	68 ea.	250,000
	Paint Structures (1460)	50%	50,000	Replace Flooring in Units (1460)	50 ea.	225,000
				Replace Shower Enclosures (1460)	68 ea.	35,000
				Install Mail Station (1460)	1 ea.	6,000
		Subtotal Estimated Cost	229,800		Subtotal Estimated Cost	783,600

	TX 645 Park Square Apts.			TX 645 Park Square Apts.		
See Annual Statement				Provide Accessible Routes to Common Areas (1450)	1 ea.	14,000
				Install Enclosed dumpster Area (1450)	1 ea.	6,000
				Seal all Porthole Openings at Wall for A/C Window Units (1460)	26 ea.	54,000
				Install Central A/C and Heating Units (1460)	26 ea.	108,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	182,000

	TX 646 Kenwood Manor			TX 646 Kenwood Manor		
See Annual Statement	Repair/Replace Roofing (1460)	9 ea.	14,000			
		Subtotal Estimated Cost	14,000		Subtotal Estimated Cost	0

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	TX 647 Westwest Apts.			TX 647 Westwest Apts.		
See Annual Statement				Install Concrete Dirveway at Maint. Shop (1450)	1 ea.	26,010
				Upgrade Playgrounds (1450)	2 ea.	30,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	56,010
	TX 648 Marie McGuire Apts.			TX 648 Marie McGuire Apts.		
See Annual Statement				Replace Windows (1460)	100%	59,520
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	59,520
	TX 649 MC Beldon Apts.			TX 649 MC Beldon Apts.		
See Annual Statement				Upgrade Playgrounds (1450)	1 ea.	15,000
				Repair/Replace Roofing (1460)	1 ea.	15,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	30,000
	TX 650 Francis Furey Apts.			TX 650 Francis Furey Apts.		
See Annual Statement				Replace 6" Sewer Line at Bldg 17 (1450)	1 ea.	5,000
				Replace Outside Water Valves (1450)	66 ea.	22,000
				Install Window Screens (1460)	462 ea.	49,000
				Install Screen Doors (1460)	26 ea.	6,500
				Replace Kitchen Cabinets (1460)	33 ea.	33,000
				Replace Vent Fans (1460)	16 ea.	9,280

		Subtotal Estimated Cost	0		Subtotal Estimated Cost	124,780
	TX 652 William Sinkin Apts.			TX 652 William Sinkin Apts.		
See Annual Statement	Repair/Replace Roofing (1460)	5 ea.	25,000	Upgrade Existing and Install New Security Lighting (1450)	100%	4,000
				Repair/Replace Entry Gates (1450)	1 ea.	20,000
				Install Railings throughout property for Accessibility (1450)	100%	7,000
				Repair/Replace Roofing (1450)	5 ea.	5,000
				Replace Kitchen and Bathroom Cabinets and Countertops (1460)	25 ea.	15,000
				Paint Buildings Exterior and Doors (1460)	50 ea.	20,000
				Repair Concrete Work on Bldgs. (1460)	100%	105,000
				Install Central A/C and Heating (1460)	50 ea.	50,000
		Subtotal Estimated Cost	25,000		Subtotal Estimated Cost	226,000
	TX 653 Pin Oak II			TX 653 Pin Oak II		
See Annual Statement				Install Electric Gates (1450)	1 ea.	9,000
				Install Security Lighting (1450)	100%	5,000
				Install Outside Water Valves (1450)	22 ea.	8,000
			0		Subtotal Estimated Cost	22,000
	TX 655 Matt Garcia Apts.			TX 655 Matt Garcia Apts.		
See Annual Statement				Resurface Parking Lot (1450)	100%	20,000
				Install Top Soil Around Building Foundations (1450)	100%	5,000

				Construct Area for Residents Waiting on Bus (1450)	1ea.	5,000
				Sewer Line Repair/Replacement (1450)	100%	5,000
				Upgrade Security Lighting (1450)	100%	8,000
				Repair/Paint Admin. Offices (1460)	100%	5,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	48,000
	TX 656 Rutledge Apts.			TX 656 Rutledge Apts.		
See Annual Statement				Upgrade Playgrounds (1450)	1 ea.	15,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	15,000
	TX 657 Shaley Apts.			TX 657 Shaley Apts.		
See Annual Statement				Upgrade Playgrounds (1450)	1 ea.	15,000
				Install Security Lighting (1450)	100%	10,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	25,000
	TX 658 Lila Cockrell Apts.			TX 658 Lila Cockrell Apts.		
See Annual Statement				Repair/Replace Parking Lot Surface (1450)	100%	10,000
				Exterior Repair and Painting (1460)	100%	25,000
				Install Condensing Units and Air Handlers (1460)	70 ea.	10,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	45,000

	TX 659 OP Schnabel Apts.			TX 659 OP Schnabel Apts.		
See Annual Statement				Repair Parking Lot Surface (1450)	100%	45,000
				Repair Walkways and Steps (Pans) (1460)	100%	55,000
				Install Condensing Units and Air Handlers (1460)	8 ea.	7,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	107,000

	TX 661 Scattered Sites			TX 661 Scattered Sites		
See Annual Statement				Replace Perimeter Fencing (1450)	1 Unit	4,000
				Repair/Replace Roofing (1460)	3 ea.	10,000
				Replace Kitchen Cabinets and Countertops (1460)	3 ea.	6,000
				Replace Windows and Siding (1460)	2 ea.	11,000
				Repair and Paint Exteriors (1460)	3 ea.	22,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	53,000

	TX 662 Scattered Sites			TX 662 Scattered Sites		
See Annual Statement				Repair/Replace Roofing (1460)	2 ea.	6,000
				Repair and Paint Exteriors (1460)	6 ea.	20,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	26,000

	TX 663 Scattered Sites			TX 663 Scattered Sites		
See Annual				Repair/Replace Roofing (1460)	7 ea.	20,000
				Repair and Paint Exteriors (1460)	7 ea.	39,934

Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	59,934
	TX 668 Scattered Sites			TX 668 Scattered Sites		
See	Repair/Replace Roofing (1460)	4 ea.	18,000			
Annual						
Statement						
		Subtotal Estimated Cost	18,000		Subtotal Estimated Cost	0
	TX 699 Scattered Sites			TX 699 Scattered Sites		
See	Repair/Replace Sidewalks and Driveways (1450)	4 ea.	10,000	Install Security Lighting (1450)	5 ea.	6,000
Annual	Install New Patio and A/C Pads (1450)	4 ea.	10,000	Install Perimeter Fencing (1450)	5 ea.	6,000
Statement	Repair/Replace Roofing (1460)	5 ea.	35,000	Install Top Soil and Sod (1450)	5 ea.	6,000
				Replace Kitchen Cabinets and Countertops (1460)	5 ea.	12,000
				Repair and Paint Exteriors (1460)	5 ea.	15,000
		Subtotal Estimated Cost	55,000		Subtotal Estimated Cost	45,000
	TX 6-108 Charles C. Andrews Apts.			TX 6-108 Charles C. Andrews Apts.		
See				Install Top Soil Around Foundations (1450)	100%	10,000
Annual				Install Perimeter Fencing (1450)	60 LF	3,000
Statement				Replace Patio Covers	1 ea.	2,000
				Install Window Screens (1460)	250 ea.	30,000
				Remove Tub and Install Shower Enclosure (1460)	1 ea.	4,000

		Subtotal Estimated Cost	0		Subtotal Estimated Cost	49,000
	TX 6-124 Frank Hornsby Apts.			TX 6-124 Frank Hornsby Apts.		
See Annual Statement	Install Handicap Ramp (1450)	1 ea.	4,500	Install Dumpster Enclosure (1450)	1 ea.	2,800
	Install Vehicular Gate (1450)	1 ea.	6,250	Install Carpet in Units (1460)	5 ea.	3,197
	Correct Drainage Near Rear of Property (1450)	100%	20,000	Install Condensing Units and Air Handlers (1460)	59 ea.	80,000
		Subtotal Estimated Cost	30,750		Subtotal Estimated Cost	85,997
	TX 6-126 Glen Park			TX 6-126 Glen Park		
See Annual Statement	Provide Accessible Routes to Common Areas (1450)	100%	14,000			
	Repair/Replace Roofing (1460)	2 ea.	19,000			
		Subtotal Estimated Cost	33,000		Subtotal Estimated Cost	0
	TX 6-130 South San Apts.			TX 6-130 South San Apts.		
See Annual Statement				Expand Parking (1450)	100%	10,000
				Install Video Surveillance System (1460)	100%	10,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	20,000
	TX 600 PHA Wide			TX 600 PHA Wide		
	Operations	1406	878,440	Operations	1406	878,440
	Management Improvements	1408		Management Improvements	1408	

	SOFTWARE:			SOFTWARE:		
	New Software and Upgrades	TBD	153,951	New Software and Upgrades	TBD	153,951
See	MAINTENANCE:			MAINTENANCE:		
Annual	Software Maintenance	TBD	50,000	Software Maintenance	TBD	50,000
Statement	LICENSES:			LICENSES:		
	Software Licenses	TBD	50,000	Software Licenses	TBD	50,000
			253,951			253,951
	Administration	1410		Administration	1410	
	Salaries/ Employee Benefit Contribution	100%	538,442	Salaries/ Employee Benefit Contribution	100%	538,442
	Printing & Publications	N/A	15,000	Printing & Publications	N/A	15,000
	Advertising	N/A	30,000	Advertising	N/A	30,000
	Office Supplies / Sundry	N/A	5,000	Office Supplies / Sundry	N/A	5,000
	Office rent for AECS / Housing Management	1 ea.	290,000	Office rent for AECS / Housing Management	1 ea.	290,000
			878,442			878,442
	Fees & Costs	1430		Fees & Costs	1430	
	Engineering Services @ Varibus Properties	TBD	2,000	Engineering Services @ Various Properties	TBD	2,000
	Lead Based Paint Testing	TBD	2,000	Lead Based Paint Testing	TBD	2,000
	Asbestos Testing	TBD	2,000	Asbestos Testing	TBD	2,000
			6,000			6,000
	Site Acquisition	1440		Site Acquisition	1440	
	Site Costs/Sundry	TBD	2,000	Site Costs/Sundry	TBD	2,000
	Current Tax Settlements	TBD	2,000	Current Tax Settlements	TBD	2,000
	Surveys & Maps	TBD	2,000	Surveys & Maps	TBD	2,000
	Appraisals	TBD	2,000	Appraisals	TBD	2,000
	Property Acquisition	TBD	2,000	Property Acquisition	TBD	2,000
			10,000			10,000
	Site Improvements	1450		Site Improvements	1450	
	Dwelling Structures	1460		Dwelling Structures	1460	
	On Demand/Lead Based Paint Abatement	TBD	2,000	On Demand/Lead Based Paint Abatement	TBD	2,000
	On Demand/Asbestos Abatement	TBD	2,000	On Demand/Asbestos Abatement	TBD	2,000
	Remove Doors From Breezeways at Older Properties	TBD	25,000			
			29,000			4,000

	Dwelling Equipment	1465		Dwelling Equipment	1465	
	Non-Dwelling Structures	1470		Non-Dwelling Structures	1470	
	On Demand/Lead Based Paint Abatement	TBD	2,000	On Demand/Lead Based Paint Abatement	TBD	2,000
	On Demand/Asbestos Abatement	TBD	2,000	On Demand/Asbestos Abatement	TBD	2,000
	On Demand/Elevator Repairs/Code Compliance	TBD	2,000	On Demand/Elevator Repairs/Code Compliance	TBD	2,000
	On Demand/Replace-Repair A.V.C Systems	TBD	2,000	On Demand/Replace-Repair A.V.C Systems	TBD	2,000
			8,000			8,000
	Non-Dwelling Equipment	1475		Non-Dwelling Equipment	1475	
	NETWORKING (LAN-WAN):			NETWORKING (LAN-WAN):		
	Lan/Wan/Tel Hardware	TBD	11,000	Lan/Wan/Tel Hardware	TBD	56,000
	COMPUTER HARDWARE:			COMPUTER HARDWARE:		
	Technology Upgrades	TBD	50,166	Technology Upgrades	TBD	274,566
			61,166			330,566
	504 Relocation	1495		504 Relocation	N/A	
	Debt Service	1501		504 Relocation	N/A	
	Capital Fund Financing Program Debt Service		1,950,000	Capital Fund Financing Program Debt Service		1,950,000
			1,950,000			1,950,000
	Contingency	N/A	702,753	Contingency	N/A	702,753
			702,753			702,753
		Subtotal Estimated Cost			Subtotal Estimated Cost	

Facsimile of form HUD-52834 (10/96)

Five-Year Action Plan		U. S. Department of Housing and Urban Development		OMB Approval No.2577-0157 (exp. 7.31.98)	
Part II: Supporting pages Work Activities				2005 5 Year Action Plan	
Physical Needs Work Statement (s)		Office of Public and Indian Housing		Apr-05	
Work Statement	Work Statement for Year <u>4</u> FFY: <u>2008</u>	Work Statement for Year <u>5</u> FFY: <u>2009</u>			

for Year 1 FFY:2005	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
	TX 601 Alazan Courts			TX 601 Alazan Courts		
See				Install Dumpster Pads (1450)	25 ea.	100,000
Annual Statement				Replace Windows and Screens (1460)	32 Bldgs	377,000
				Install Screen Doors (1460)	368 ea.	200,000
				Repair/Replace Reroofing (1460)	10 ea.	100,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	777,000
	TX 604 Wheatley Courts			TX 604 Wheatley Courts		
See				Installation of Steel Picket Fencing (1450)	120 LF	25,000
Annual Statement				Repair/Replace Sidewalks and Retaining Walls (1450)	50% of Site	100,000
				Replace Kitchen Cabinets and Countertops (1460)	116 Units	50,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	175,000
	TX 606 Cassiano Homes			TX 606 Cassiano Homes		
See				Replace Kitchen Cabinets and Countertops (1460)	200 Units	170,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	170,000
	TX 608 San Juan Homes			TX 608 San Juan Homes		

See				ACM/LBP Abatement (1460)	32 Units	64,000
Annual Statement				Demolition of Admin Bldg & PCI Unit (1485)	1 ea.	10,000
				Demolition of Dwelling Structures (1485)	32 Units	96,000
				Relocation (1495)	32 Units	32,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	202,000
	TX 613 San Juan Annex			TX 613 San Juan Annex		
See				ACM/LBP Abatement (1460)	154 Units	308,000
Annual Statement				Demolition of Dwelling Structures (1485)	154 Units	462,000
				Relocation (1495)	154 Units	154,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	924,000
	TX 616 Wheatley Courts Annex			TX 616 Wheatley Courts Annex		
See				Replace Kitchen Cabinets and Countertops (1460)	16 Units	24,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	24,000
	TX 635 Village East/Olive Park			TX 635 Village East/Olive Park		
See				Replace Kitchen Cabinets and Countertops (1460)	50 Units	100,000
Annual Statement						
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	100,000
	TX 642 W.C. White Apts.			TX 642 W.C. White Apts.		

	Comprehensive Modernization (1460) To include; New Kitchens, Bathrooms, Bedrooms, Living & Dining Areas. To Include: New Flooring, Paint, Fixtures (Electrical & Plumbing), Cabinets, Door & Window (Repair and/or Replacement), Seal Exterior Building.	75 Units	3,897,271	Comprehensive Modernization (1460) To include; New Kitchens, Bathrooms, Bedrooms, Living & Dining Areas. To Include: New Flooring, Paint, Fixtures (Electrical & Plumbing), Cabinets, Door & Window (Repair and/or Replacement), Seal Exterior Building.	75 Units	1,381,795
				Electric Ranges (1465)	75 Units	45,000
				Refrigerators (1465)	75 Units	37,500
				Relocation (1495)	75 Units	60,000
		Subtotal Estimated Cost	3,897,271		Subtotal Estimated Cost	1,524,295
	TX 600 PHA Wide			TX 600 PHA Wide		
	Operations	1406	878,440	Operations	1406	878,440
	Management Improvements	1408		Management Improvements	1408	
	SOFTWARE:			SOFTWARE:		
	New Software and Upgrades	TBD	153,951	New Software and Upgrades	TBD	153,951
See	MAINTENANCE:			MAINTENANCE:		
Annual	Software Maintenance	TBD	50,000	Software Maintenance	TBD	50,000
Statement	LICENSES:			LICENSES:		
	Software Licenses	TBD	50,000	Software Licenses	TBD	50,000
			253,951			253,951
	Administration	1410		Administration	1410	
	Salaries/ Employee Benefit Contribution	100%	538,442	Salaries/ Employee Benefit Contribution	100%	538,442
	Printing & Publications	N/A	15,000	Printing & Publications	N/A	15,000
	Advertising	N/A	30,000	Advertising	N/A	30,000
	Office Supplies / Sundry	N/A	5,000	Office Supplies / Sundry	N/A	5,000
	Office rent for AECS / Housing Management	1 ea.	290,000	Office rent for AECS / Housing Management	1 ea.	290,000
			878,442			878,442
	Fees & Costs	1430		Fees & Costs	1430	
	Engineering Services @ Various Properties	TBD	2,000	Engineering Services @ Various Properties	TBD	2,000
	Lead Based Paint Testing	TBD	2,000	Lead Based Paint Testing	TBD	2,000
	Asbestos Testing	TBD	2,000	Asbestos Testing	TBD	2,000
			6,000			6,000

	Site Acquisition	1440		Site Acquisition	1440	
	Site Costs/Sundry	TBD	2,000	Site Costs/Sundry	TBD	2,000
	Current Tax Settlements	TBD	2,000	Current Tax Settlements	TBD	2,000
	Surveys & Maps	TBD	2,000	Surveys & Maps	TBD	2,000
	Appraisals	TBD	2,000	Appraisals	TBD	2,000
	Property Acquisition	TBD	2,000	Property Acquisition	TBD	2,000
			10,000			10,000
	Site Improvements	1450		Site Improvements	1450	
	Dwelling Structures	1460		Dwelling Structures	1460	
	On Demand/Lead Based Paint Abatement	TBD	2,000	On Demand/Lead Based Paint Abatement	TBD	2,000
	On Demand/Asbestos Abatement	TBD	2,000	On Demand/Asbestos Abatement	TBD	2,000
			4,000			4,000
	Dwelling Equipment	1465		Dwelling Equipment	1465	
	Non-Dwelling Structures	1470		Non-Dwelling Structures	1470	
	On Demand/Lead Based Paint Abatement	TBD	2,000	On Demand/Lead Based Paint Abatement	TBD	2,000
	On Demand/Asbestos Abatement	TBD	2,000	On Demand/Asbestos Abatement	TBD	2,000
	On Demand/Elevator Repairs/Code Compliance	TBD	2,000	On Demand/Elevator Repairs/Code Compliance	TBD	2,000
	On Demand/Replace-Repair A.V.C Systems	TBD	2,000	On Demand/Replace-Repair A.V.C Systems	TBD	2,000
			8,000			8,000
	Non-Dwelling Equipment	1475		Non-Dwelling Equipment	1475	
	NETWORKING (LAN-WAN):			NETWORKING (LAN-WAN):		
	Lan/Wan/Tel Hardware	TBD	56,000	Lan/Wan/Tel Hardware	TBD	56,000
	COMPUTER HARDWARE:			COMPUTER HARDWARE:		
	Technology Upgrades	TBD	139,566	Technology Upgrades	TBD	140,542
			196,566			196,542
	504 Relocation	1495		504 Relocation	N/A	
	Debt Service	1501		504 Relocation	N/A	
	Capital Fund Financing Program Debt Service		1,950,000	Capital Fund Financing Program Debt Service		1,950,000

			1,950,000		1,950,000
	Contingency	N/A	702,753	Contingency	N/A 702,753
			702,753		702,753
		Subtotal Estimated Cost		Subtotal Estimated Cost	

Facsimile of form HUD-52834 (10/96)

Annual Statement/Performance and

Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name		Grant Type and Number		Federal FY of Grant:	
San Antonio Housing Authority		<u>Capital Fund Program Grant No:</u> Replacement Housing Factor Grant No:		2005 CFFP	
Original Annual Statement Reserve for disasters/ Emergencies		Revised Annual Statement (revision no:) (4)		Apr-05	
Performance and Evaluation Report for Period Ending: 12/31/04		Final Performance & Evaluation			
Line No.	Summary by Development Account	Total Estimated Costs		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 20% of line 21)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	249,999	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	59,500	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,427,034	0	0	0
10	1460 Dwelling Structures	6,317,800	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	84,000	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving To Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0

19	1501 Collateralization of Debt Service	0	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	195,000	0	0	0
21	Amount of Annual Grant (Sum of Lines 2-20)	8,333,333	0	0	0
22	Amount of line 21 Related LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0
(1) To be completed for Performance and Evaluation Report or a Revised Annual Statement. (2) To be Completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:			

Facsimile of form HUD-52837

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
Urban Development

and

Capital Fund Financing Program (CFFP) Part II: Supporting
Pages

Office of Public and Indian Housing

PHA Name:

Capital Fund Financing
Program Number

Federal FY Grant: 2005 CFFP

San Antonio Housing Authority

APRIL 2005

Development Number/Name] HA - Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Total Estimated Costs		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX 601 Alazan								
	Mold Survey (100 Units) (P1)	1430	100 Units	50,000	0	0	0	0%
	Consultant to Evaluate Barricade along San Marcus Street (P1)	1430	1 ea.	8,500	0	0	0	0%
	= = = Sub total 1430 = = =			58,500	0	0	0	
	Site Improvements = Retaining Walls, Sidewalks, Asphalt, Landscaping, Drainage, etc.....(P1)	1450	50% of Site	913,107	0	0	0	0%
	= = = Sub total 1450 = = =			913,107	0	0	0	
	Install Smoke Detectors in each Bedroom, Hallways and on Each Floor (P1)	1460	1,500 ea.	136,200	0	0	0	0%
	Install GFI Receptacles (P1)	1460	1002 ea.	100,000	0	0	0	0%

	Replace Countertops in 250 Units (P1)	1460	250 Units	50,000	0	0	0	0%
	Install Bathtubs in 201 Units (P1)	1460	201 Units	361,800	0	0	0	0%
	== Sub total 1460 ==			648,000	0	0	0	
	Reroofing of Admin. Office and Maintenance Shop (P1)	1470	100%	54,000	0	0	0	0%
	== Sub total 1470 ==			54,000	0	0	0	
	== Total: TX 601 ==			1,673,607	0	0	0	
TX 601A								
Apache								
	Mold Survey (P1)	1430	92 Units	1,000	0	0	0	0%
	== Sub total 1430 ==			1,000	0	0	0	
	Repair/Replace Damaged Asphalt Paving (P1)	1450	200 SF	3,300	0	0	0	0%
	Reslope and Replace Landscaping To Provide Drainage Away From Buildings and Repair Ponding Areas (P1)	1450	100%	82,500	0	0	0	0%
	Replace Damaged Sidewalks (P1)	1450	60 LF	4,224	0	0	0	0%
	Repair Cracked and Settled Concrete Patios at Bldgs 283 and 288 (P1)	1450	4 ea.	4,746	0	0	0	0%
	== Sub total 1450 ==			94,770	0	0	0	
	Repair CMU Foundations Walls at Bldgs 261, 278, 273 and 279 to Prevent Moisture Infiltration into Crawl Spaces	1460	3 ea.	45,000	0	0	0	0%
	Repair Roofs at Laundry Room Areas	1460	15 ea.	6,800	0	0	0	0%
	== Sub total 1460 ==			51,800	0	0	0	

	= = Total: TX 601A = =			147,570	0	0	0	
TX 605								
Lincoln Heights								
	Cut and Patch Asphalt Paving (P1)	1450	100 SF	2,640	0	0	0	0%
	Repair and Regrade Along Masonry Foundation Walls To Provide Sufficient Slope Away From Buildings (P1)	1450	100%	165,000	0	0	0	0%
	Repair Retaining Walls (P1)	1450	100 LF	60,000	0	0	0	0%
	Regrade Landscaped Areas Towards Paved Areas (P1)	1450	100%	161,517	0	0	0	0%
	Repair/Replace Sidewalks (P1)	1450	100 LF%	30,000	0	0	0	0%
	= = = Sub total 1450 = = =			419,157	0	0	0	
	Install GFI Receptacles in 169 Units (P1)	1460	169 Units	34,000	0	0	0	0%
	Repair Spalled Concrete Balconies (P1)	1460	169 ea.	40,000	0	0	0	0%
	Repair Spalled Concrete Stairs (P1)	1460	20 ea.	50,000	0	0	0	0%
	Repair Concrete Patios (P1)	1460	169 ea.	48,000	0	0	0	0%
	Replace Countertops in 230 Units (P1)	1460	230 Units	46,000	0	0	0	0%
	= = = Sub total 1460 = = =			218,000	0	0	0	
	Reroofing of Admin Office & Maint. Shop (P1)	1470	1 ea.	30,000	0	0	0	0%
	= = = Sub total 1470 = = =			30,000	0	0	0	
	= = Total: TX 605 = =			667,157	0	0	0	

TX 642 W C White								
	Comprehensive Modernization To include; New Kitchens, Bathrooms, Bedrooms, Living & Dining Areas. To Include: New Flooring, Paint, Fixtures (Electrical & Plumbing), Cabinets, Door & Window (Repair and/or Replacement), Seal Exterior Building.	1460	75 Units	5,400,000	0	0	0	0%
	== Sub total 1460 ==			5,400,000	0	0	0	
	== Total: TX 642 ==			5,400,000	0	0	0	
TX 600 PHA Wide								
	Salaries/Employee Benefit Contribution	1410		239,999	0	0	0	0%
	Advertising/Printing & Publications	1410		10,000	0	0	0	0%
	== Sub total 1410 ==			249,999	0	0	0	
	Contingency	1502		195,000	0	0	0	0%
	== Sub total 1502 ==			195,000	0	0	0	
	== SUB TOTAL PHA WIDE ==			444,999	0	0	0	
	TOTAL MOD PROGRAM			8,333,333	0	0	0	

Capital Fund Financing (CFFP) Program Three-Year Action Plan Part I: Summary

PHA Name: San Antonio Housing Authority		2005 CFFP Three Year Action Plan		<input checked="" type="checkbox"/> Original 3-Year Plan <input type="checkbox"/> Revision No: April 2005	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 CFFP PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2005 CFFP PHA FY: 2007		
April 2005	Annual Statement				
TEX 600 PHA Wide		444,999	444,999	0	0
TEX 601 Alazan		1,794,000	1,748,000	0	0
TEX 601A Apache		1,047,000	315,000	0	0
TEX 604 Wheatley Courts		1,547,500	1,621,000	0	0
TEX 605 Lincoln Heights		1,615,000	483,000	0	0
TEX 606 Cassiano Homes		1,408,900	1,479,000	0	0
TEX 609 Sutton Homes		167,534	281,000	0	0
TEX 613 San Juan Homes		190,900	606,000	0	0
TEX 614 Sutton Homes Annex		2,500	189,000	0	0
TEX 616 Wheatley Courts		0	28,500	0	0
TEX 620B Cassiano Homes		0	1,132,835	0	0
TEX 643 Highview		115,000	5,000	0	0
Total CFP Funds (Est.)		8,333,333	8,333,334	0	0

**Capital Fund Financing Program
(CFFP) Three-Year Action Plan**
Part II: Supporting pages Work Activities

**U. S. Department of Housing and Urban
Development**

OMB Approval No.2577-
0157 (exp. 7.31.98)

**2005 CFFP 3 Year Action
Plan**

Physical Needs Work Statement (s)

Office of Public and Indian Housing

Apr-05

Work Statement for Year 1 FFY:2005	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs	Developments Number/Name/General Description of Major Work Category	Quantity	Estimated Costs
	TX 601 Alazan			TX 601 Alazan		
See	Replace Patios and Steps (P2) (1450)	20 ea.	45,000	Replace Water Distribution System (P3) (1450)	100%	188,000
Annual Statement	Replace Sanitary Sewer Systems (P2) (1450)	100%	188,000	Screen Door Replacement (P3) (1460)	40 ea.	10,000
	Replace Electric Panel Boxes (P2) (1460)	238 ea.	500,000	Cabinet Replacement (P3) (1460)	501 Units	802,000
	Replace Wall Mounted Heaters (P2) (1460)	100%	301,000	Wall Finishes – Paint (P3) (1460)	250 Units	560,000
	Replace Exterior Doors (1460)	326 ea.	326,000	Water Heater Replacement (P3) (1460)		188,000
	Window Replacement (P2) (1460)	100%	417,000			
	Replace Bathroom Sinks (P2) (1460)	170 ea.	17,000			
		Subtotal Estimated Cost	1,794,000		Subtotal Estimated Cost	1,748,000
	TX 601A Apache			TX 601A Apache		

See Annual Statement	Replace Sanitary Sewer System (P2) (1450)	100%	75,000	Replace Gas Distribution System (P3) (1450)	100%	42,000
	Replace Irrigation System (P2) (1450)	100%	70,000	Water Heater Replacement (P3) (1460)	100%	162,000
	Replace Kitchen Cabinets (P2) (1460)	100%	332,000	Wall Heater Replacement (P3) (1460)	100%	111,000
	Window Replacement (P2) (1460)	100%	367,000			
	Wall Finishes - Paint (P2) (1460)	100%	203,000			
		Subtotal Estimated Cost	1,047,000		Subtotal Estimated Cost	315,000

	TX 604 Wheatley Courts			TX 604 Wheatley Courts		
	Evaluate Concrete Stairs (P1) (1430)	1 ea.	8,500	Replace Water Distribution System (P3) (1450)	100%	150,000
	Replace Retaining Walls (P1) (1450)	100%	75,000	Ext. Paint (P3) (1460)	100%	230,000
	Repair Masonry Foundation Walls with Excessive Moisture Conditions (P1) (1450)	100%	53,000	Ext. Door Replacement (P3) (1460)	464 ea.	302,000
	Replace Sections of Sanitary sewer Collection System (P2) (1450)	50%	150,000	Window Replacement (P3) (1460)	100%	400,000
	Repair/Replacement of Gas Distribution System(P2) (1450)	100%	82,000	Replace Condensers and Fan Coil Units (P3) (1460)	232 ea.	9,000
	Replace Asphalt Paving (P1) (1450)	100%	106,000	Replace Electrical Transformers (P1) (1450)	100%	50,000
	Replace Sidewalks (1450)	100%	27,000	Wall Heater Replacement (P3) (1460)	232 ea.	280,000
	Correct Site Drainage (P1) (1450)	100%	83,000	Water Heater Replacement (P3) (1460)	232 ea.	200,000
	Replace Countertops in 160 Units (P1) (1460)	160 ea.	128,000			
	Replace Flat Roofs at Balconies & Patio Areas (P1) (1460)	100%	253,000			
	Repair Spalled Concrete Balconies (P1) (1460)	5 ea.	15,000			
	Replace Vinyl Flooring in All Units (P2) (1460)	232 ea.	312,000			
	Replace Smoke Detectors (P1) (1460)	525 ea.	40,000			
	Replace GFIs (1460)	116 ea.	24,000			
	Replace Cabinets and Countertops (P2) (1460)	232 ea.	168,000			
	Replace Ceiling Tile in Admin. Office (P2) (1470)	1 ea.	11,000			
	Replace VCT in Admin. Office (P2) (1470)	1 ea.	12,000			
		Subtotal Estimated Cost	1,547,500		Subtotal Estimated Cost	1,621,000

	TX 605 Lincoln Heights			TX 605 Lincoln Heights		
	Replace Sanitary Sewer System (P2) (1450)	100%	150,000	Replace Water Distribution System (P3) (1450)	100%	150,000
See Annual Statement	Paint Units (P2) (1460)	100%	372,000	Replace Gas Distribution System (P3) (1450)	100%	83,000
	Roof Replacement (P2) (1460)	49 Bldgs.	375,000	Electric Line Replacement (P3) (1450)	100%	50,000
	Replace Doors to Units (P2) (1460)	676 ea.	220,000	Window Replacement (P3) (1460)	100%	200,000
	Wall Heater Replacement (P2) (1460)	338 ea.	113,000			
	Water Heater Replacement (P2) (1460)	338 ea.	144,000			
	Cabinet Replacement (P2) (1460)	338 ea.	217,000			
	Paint Admin. Office (P2) (1470)	1 ea.	24,000			
			1,615,000		Subtotal Estimated Cost	483,000

	TX 606 Cassiano Homes			TX 606 Cassiano Homes		
See	Replace Water Distribution System (P2) (1450)	100%	30,000	Cabinet Replacement (P3) (1460)	400 ea.	578,000
	Replace Sanitary Sewer Line (P2) (1450)	100%	30,000	Wall Finishes – Paint (P3) (1460)	400 ea.	440,000
	Replace Floor Mounted Heaters (P2) (1460)	400 ea.	174,000	Ext. Siding Replacement (P3) (1460)	TBD	441,000
	Water Heater Replacement (P2) (1460)	400 ea.	170,000	Condensing Unit Replacement (P3) (1460)	400 ea.	14,000
	Install Address Signage (P2) (1460)	400 ea.	1,900	Furnace Replacement (P3) (1460)	400 ea.	6,000
Annual Statement	Pressure Wash Ext. (P2) (1460)	100%	5,000			
	Wall Finishes - Paint (P2) (1460)	100%	440,000			
	Install GFIs (P2) (1460)	800 ea.	40,000			
	Replace VCT in Units (P2) (1460)	400 ea.	412,000			
	Replace Smoke Detectors (P2) (1460)	100%	90,000			
	Replace Carpet in Admin. Offices (P2) (1470)	1 ea.	10,000			
	Paint Admin. Office (P2) (1470)	1 ea.	6,000			
		Subtotal Estimated Cost	1,408,900		Subtotal Estimated Cost	1,479,000

	TX 609 Sutton Homes			TX 609 Sutton Homes		
See	Engineer Study on Storm Water Management (P1) (1430)	100%	3,500	Install Central Alarm System (P2) (1460)	100%	5,000

	Site Improvements – Retaining Walls, Sidewalks, Asphalt, Landscaping, Drainage, etc. (P1) (1450)		62,000	Replace VCT in Units (P2) (1460)	100%	31,000
	Replace Water Distribution System (P2) (1450)	100%	15,000	Replace Smoke Detectors (P2) (1460)	100%	45,000
	Replace Gas Distribution System (P2) (1450)	100%	10,000	Wall Finishes - Paint (P2) (1460)	100%	22,000
	Replace Sanitary Sewer Line (P2) (1450)	100%	20,000	Electric Line Replacement (P2) (1450)	100%	15,000
	Ext. Paint (P2) (1460)		25,034	Stair and Stair Tread Replacement (P2) (1460)	100%	16,000
	Balcony Deck Repairs (P2) (1460)		4,000	Ext. Siding Replacement (P2) (1460)	100%	106,000
	Install GFIs (P2) (1460)		19,000	Ceiling Repairs in Units (P3) (1460)	100%	3,000
Annual	Pressure Wash Ext. (P2) (1460)		4,000	Water Heater Replacement (P3) (1460)	100%	9,000
Statement	Install Address Signage (P2) (1460)		1,000	Roof Replacement (P3) (1460)	100%	25,000
	Replace Wall Mounted Heaters (P2) (1460)		4,000	Replace Floor Mounted Heaters (P3) (1460)	100%	4,000
		Subtotal Estimated Cost	167,534		Subtotal Estimated Cost	281,000

	TX 613 San Juan Homes			TX 613 San Juan Homes		
See	Install Asphalt Paving (P2) (1450)	100%	71,000	Replace Sanitary Sewer Line (P3) (1450)	100%	15,000
	Install Property Signage (P2) (1450)	1 ea.	800	Replace Electric Distribution System (P3) (1450)	100%	12,000
	Wall Finishes - Paint (P2) (1460)	100%	17,000	Replace Sanitary Sewer System (P3) (1450)	100%	15,000
	Replace VCT in Units (P2) (1460)	100%	25,000	Replace Water Distribution System (P3) (1450)	100%	20,000
	Wall Heater Replacement (P2) (1460)	100%	3,100	Replace Gas Distribution System (P3) (1450)	100%	16,000
	Install GFIs (P2) (1460)	100%	16,000	Site Improvements – Retaining Walls, Sidewalks, Asphalt, Landscaping, Drainage, etc. (P2) (1450)	100%	71,000
Annual	Replace Smoke Detectors (P2) (1460)	100%	58,000	Water Heater Replacement (P3) (1460)	100%	5,000
Statement				Wall Finishes - Paint (P3) (1460)	100%	27,000
				Replace Floor Mounted Heaters (P3) (1460)	100%	4,000
				Ext. Siding Replacement (P3) (1460)	100%	278,000
				Replace VCT in Units (P3) (1460)	100%	38,000
				Replace Roofing (P3) (1460)	100%	105,000
		Subtotal Estimated Cost	190,900		Subtotal Estimated Cost	606,000

	TX 614 Sutton Homes Annex			TX 614 Sutton Homes Annex		

	Engineer Study on Foundation (P1) (1430)	100%	2,500	Replace Water Distribution System (P2) (1450)	100%	4,000
				Electric Line Replacement (P2) (1450)	100%	2,000
				Replace Sanitary Sewer System (P2) (1450)	100%	5,000
				Replace Gas Distribution System (P2) (1450)	100%	3,000
				Replace Asphalt Paving (P2) (1450)	100%	21,000
				Ceiling Repairs (P2) (1460)	100%	3,000
				Install GFIs (P2) (1460)	100%	5,000
				Wall Finishes – Paint (P2) (1460)	100%	6,000
				Replace VCT in Units (P2) (1460)	100%	8,000
				Pressure Wash Ext. (P2) (1460)	100%	3,000
See				Replace Smoke Detectors (P2) (1460)	100%	18,000
Annual				Repair Spalling Concrete (P2) (1460)	100%	5,000
Statement				Install Address Signage (P2) (1460)	100%	1,000
				Roof Replacement (P3) (1460)	100%	105,000
		Subtotal Estimated Cost	2,500		Subtotal Estimated Cost	189,000
	TX 616 Wheatley Courts			TX 616 Wheatley Courts		
See				Replace Asphalt Paving (P2) (1450)	100%	14,000
				Wall Finishes- Paint (P2) (1460)	100%	4,000
Annual				Replace VCT in Units (P2) (1460)	100%	4,500
Statement				Replace Smoke Detectors (P2) (1460)	100%	6,000
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	28,500
	TX 620B Cassiano Homes			TX 620B Cassiano Homes		
				Replace Asphalt Paving (P2) (1450)	100%	20,000
				Window Replacement (P2) (1460)	100%	383,000
				Ext. Siding Replacement (P2) (1460)	100%	72,000
				Install Property Signage (P2) (1450)	1 ea.	3,000

				Replace Doors/Jambs - Int. of Units (P2) (1460)	100%	114,000
				Replace Smoke Detectors (P2) (1460)	100%	35,000
				Install GFIs (P2) (1460)	100%	53,000
See				Furnace Replacement (P3) (1460)	100%	262,000
Annual				Replace VCT in Units (P3) (1460)	100%	190,835
		Subtotal Estimated Cost	0		Subtotal Estimated Cost	1,132,835

	TX 643 Highview			TX 643 Highview		
See						
Annual	Site Improvements – Retaining Walls, Sidewalks, Asphalt, Landscaping, Drainage, etc. (P1) (1450)	100%	56,000	Replace Asphalt Paving (P2) (1450)	100%	5,000
Statement	Replace Cabinets and Countertops (P1) (1460)	100%	32,000			
	Replace GFIs (P1) (1460)	100%	14,000			
	Replace Smoke Detectors (P1) (1460)	100%	13,000			
		Subtotal Estimated Cost	115,000		Subtotal Estimated Cost	5,000
	TX 600 PHA Wide			TX 600 PHA Wide		
	Administration	1410		Administration	1410	
	Salaries/ Employee Benefit Contribution	N/A	691,089	Salaries/ Employee Benefit Contribution		691,088
	Advertising/Printing & Publications	N/A	10,000	Advertising/Printing & Publications		10,000
			701,089			701,088
	Contingency	1502		Contingency	1502	
		N/A	195,000			195,000
			195,000			195,000
		Total Grant Amount	8,333,333		Total Grant Amount	8,333,334

Facsimile of form HUD-528434
(10/96)

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: Capital Fund Financing Program (CFFP)				Federal FY of Grant: 2005 CFFP April 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX 601	The Obligation End Date Will Be 24 Months From The Date SAHA Receives Funding			The Expenditure End Date Will Be 48 Months From The Date SAHA Receives Funding			
Alazan Courts							
TX 601A	"			"			
Apache Courts							
TX 605	"			"			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: San Antonio Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: Capital Fund Financing Program (CFFP)					Federal FY of Grant: 2005 CFFP April 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Lincoln Heights							
TX 642 WC White Apts.	"			"			
TX 600 PHA WIDE							
1410 Administration	"			"			
1502 Contingent Account	"			"			

